

5 Grammar Street, Wendouree Vic 3355



Scott Petrie

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Indicative Selling Price

\$470,000 - \$490,000

Median House Price

June quarter 2022: \$500,000



2 1 2

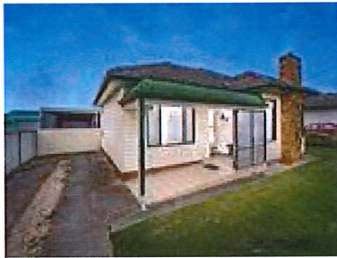
Rooms: 4

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



1035 Norman St WENDOUREE 3355 (REI/VG) **Agent Comments**

4 2 6

Price: \$485,000

Method: Private Sale

Date: 24/09/2021

Property Type: House (Res)

Land Size: 617 sqm approx



24 Grammar St WENDOUREE 3355 (REI/VG) **Agent Comments**

3 1 4

Price: \$482,000

Method: Private Sale

Date: 14/12/2021

Property Type: House

Land Size: 600 sqm approx



14 Oak St WENDOUREE 3355 (VG) **Agent Comments**

3 - -

Price: \$480,000

Method: Sale

Date: 09/02/2022

Property Type: House (Res)

Land Size: 614 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5 Grammar Street, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$490,000

Median sale price

Median price \$500,000

Property Type House

Suburb Wendouree

Period - From 01/04/2022

to 30/06/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1035 Norman St WENDOUREE 3355	\$485,000	24/09/2021
2	24 Grammar St WENDOUREE 3355	\$482,000	14/12/2021
3	14 Oak St WENDOUREE 3355	\$480,000	09/02/2022

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/08/2022 11:41