

#### 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	110 Grandview Grove, Wendouree Vic 3355
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$345,000	&	\$349,000
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#### Median sale price

Median price	\$330,000	Hou	use X	Unit		Suburb or locality	Wendouree
Period - From	01/07/2018	to	30/09/2018		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 eighteen 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 15 Grandview Gr WENDOUREE 3355 \$350,000 27/05/2018 2 77 Grandview Gr WENDOUREE 3355 \$345,000 07/05/2018 3 108 Grandview Gr WENDOUREE 3355 \$340,000 18/07/2018

#### 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 eighteen months.

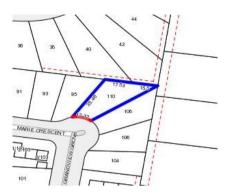




activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Property Type: House (Previously

Occupied - Detached) Land Size: 733 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$345,000 - \$349,000 **Median House Price** September quarter 2018: \$330,000

### Comparable Properties



15 Grandview Gr WENDOUREE 3355 (REI/VG) Agent Comments

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Price: \$350,000 Method: Private Sale Date: 27/05/2018

Rooms: -

Property Type: House (Res) Land Size: 655 sqm approx



77 Grandview Gr WENDOUREE 3355 (REI/VG) Agent Comments







Price: \$345,000 Method: Private Sale Date: 07/05/2018

Rooms: -

Property Type: House (Res) Land Size: 664 sqm approx



108 Grandview Gr WENDOUREE 3355

(REI/VG)





Price: \$340,000 Method: Private Sale

Rooms: -

Date: 18/07/2018

Property Type: House (Res) Land Size: 679 sqm approx

**Agent Comments** 

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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