

## 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

1117 Grevillea Road, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$279,000 & \$289,000

#### Median sale price

Median price \$325,000 House X Unit Suburb or locality Wendouree

Period - From 01/01/2019 to 31/03/2019 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	1000 Norman St WENDOUREE 3355	\$290,000	30/04/2019
2	16 Manneville St WENDOUREE 3355	\$290,000	13/05/2019
3	1129 grevillea Rd WENDOUREE 3355	\$286,750	10/05/2019

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.

1117 Grevillea Road, Wendouree Vic 3355



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**Indicative Selling Price**

\$279,000 - \$289,000

**Median House Price**

March quarter 2019: \$325,000



3 1 1

**Rooms:**

**Property Type:** House

**Land Size:** 673 sqm approx

**Agent Comments**

## Comparable Properties



**1000 Norman St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 30/04/2019

**Rooms:** -

**Property Type:** House (Res)



**16 Manneville St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 2

**Price:** \$290,000

**Method:** Private Sale

**Date:** 13/05/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



**1129 grevillea Rd WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 2

**Price:** \$286,750

**Method:** Private Sale

**Date:** 10/05/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 650 sqm approx