Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2/1206 Grevillea Road, Wendouree Vic 3355

Indicative selling price

| For the meaning | of this price see | e cons | sumer.vic.go | ov.au/ | underquot | ing | | |
|-----------------|-------------------|--------|--------------|--------|-----------|------|--------|-----------|
| Range betwee | \$350,000 | | & | | \$370,000 |) | | |
| Median sale p | rice | | | | | | | |
| Median price | \$289,000 | Pro | operty Type | Unit | | | Suburb | Wendouree |
| Period - From | 01/01/2020 | to | 31/12/2020 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 1/4 Rotherwood St WENDOUREE 3355 | \$375,000 | 27/01/2021 |
| 2 | 2/6 Lake St WENDOUREE 3355 | \$355,000 | 30/06/2020 |
| 3 | 2/29 Essex St WENDOUREE 3355 | \$349,000 | 29/11/2019 |

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 18 months.

This Statement of Information was prepared on:

06/04/2021 14:23









Rooms: 4 Property Type: Townhouse (Single) Land Size: 361 sqm approx Agent Comments

Indicative Selling Price \$350,000 - \$370,000 **Median Unit Price** Year ending December 2020: \$289,000

Immaculate 3 bedroom townhouse with many extras. Massive bedroom sizes, 2 x split systems, ceiling fans, gas ducted heating, double blinds to all windows, electric awning over patio, security doors, large yard and double garage. Impeccable throughout

Comparable Properties



Price: \$375,000 Method: Private Sale Date: 27/01/2021 Property Type: Unit

1

2

1/4 Rotherwood St WENDOUREE 3355 (REI) Agent Comments



Price: \$355.000 Method: Private Sale

2/6 Lake St WENDOUREE 3355 (REI/VG)



Date: 30/06/2020 Property Type: Unit



2/29 Essex St WENDOUREE 3355 (REI/VG)



Agent Comments

Agent Comments

Price: \$349,000 Method: Private Sale Date: 29/11/2019 Rooms: 3 Property Type: Townhouse (Single) Land Size: 237 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.