

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

2/1206 Grevillea Road, Wendouree Vic 3355

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$289,000 Property Type Unit Suburb Wendouree

Period - From 01/01/2020 to 31/12/2020 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 | 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



3 1 2

Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 361 sqm approx

Agent Comments

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

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

Year ending December 2020: \$289,000

Comparable Properties



1/4 Rotherwood St WENDOUREE 3355 (REI)

Agent Comments

2 1 1

Price: \$375,000

Method: Private Sale

Date: 27/01/2021

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$355,000

Method: Private Sale

Date: 30/06/2020

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$349,000

Method: Private Sale

Date: 29/11/2019

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 237 sqm approx