

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1-3/1040 Grevillea Road, Wendouree Vic 3355

Indicative selling price

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

Single price

\$*

or range between

\$435,000

&

\$445,000

Median sale price

Median price

\$219,000

*House

*Unit

X

Suburb
or locality

Wendouree

Period - From

Mar 2017

to

Feb 2018

Source

CoreLogic

Comparable property sales

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
1/110 Simpson Street, Ballarat North	\$430,000	03/08/17
3/336 Forest Street, Wendouree	\$425,000	12/10/16
1 Webbcona Parade, Wendouree	\$515,000	17/11/17