

## 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

48 Grandview Grove, Wendouree Vic 3355

#### Indicative selling price

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

Price Between

\$355,000

to

\$365,000

#### Median sale price

Median price

\$329,000

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/04/2018

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	25 Head St WENDOUREE 3355	\$376,000	09/04/2019
2	1 Marilyn St WENDOUREE 3355	\$375,000	15/11/2018
3	17 Edwards Cr WENDOUREE 3355	\$370,000	24/12/2018

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.



 3  1  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$355,000 - \$365,000

**Median House Price**

Year ending March 2019: \$329,000

## Comparable Properties



**25 Head St WENDOUREE 3355 (REI)**

**Agent Comments**

 3  1  4

**Price:** \$376,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 618 sqm approx



**1 Marilyn St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

 3  2  5

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 15/11/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 638 sqm approx



**17 Edwards Cr WENDOUREE 3355 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 24/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 773 sqm approx