# **buxton**

### STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode

1146 Grevillea Road, Wendouree, VIC 3355

#### Indicative selling price

\$295,000 - \$324,500

Range between

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

#### Median sale price

Median price \$ 320,000

House

\*Delete house or unit as applicable

Suburb WENDOUREE

Period 26/12/2017 - 26/06/2019

Source Price Finder

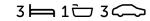
#### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



## 52 GRANDVIEW GROVE WENDOUREE

Normal Sale \$312,000 Date Sold 08/05/2018 Land 695 sgm





### 11 SHELLEY STREET WENDOUREE

Normal Sale \$310,000 Date Sold 05/11/2018 Land 676 sqm 3 ⊨ 0 □ 0 ←



#### 1291 GREVILLEA ROAD WENDOUREE

Normal Sale \$280,000 Date Sold 09/04/2018 Land 588 sqm