

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

3 1 3

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



11 SHELLEY STREET
WENDOUREE

3 0 0

Normal Sale \$310,000
Date Sold 05/11/2018
Land 676 sqm



1291 GREVILLEA ROAD
WENDOUREE

3 1 1

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