

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 and
postcode

87 Grandview Grove Wendouree VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$519,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,250

Property type

House

Suburb

Wendouree

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

25 Malmesbury Street Wendouree VIC 3355	\$536,000	30-Nov-21
14 Harrow Street Wendouree VIC 3355	\$536,000	20-Dec-21
34 Dover Street Wendouree VIC 3355	\$531,000	04-Nov-21

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: 14 January 2022



25 Malmesbury Street Wendouree VIC 3355

3 1 2

Sold Price

^{RS} **\$536,000**

Sold Date

30-Nov-21

Distance

0.74km



14 Harrow Street Wendouree VIC 3355

3 1 2

Sold Price

Sold Date

20-Dec-21

Distance

0.46km



34 Dover Street Wendouree VIC 3355

3 1 2

Sold Price

^{RS} **\$531,000**

Sold Date

04-Nov-21

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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