## 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

1015 Grevillea Road, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$425,000		&		\$450,000			
Median sale p	rice							
Median price	\$435,000	Pro	operty Type	Hou	se		Suburb	Wendouree
Period - From	01/04/2023	to	31/03/2024		So	ource	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	27 Eton St WENDOUREE 3355	\$470,000	10/05/2024
2	3 Yale St WENDOUREE 3355	\$470,000	01/03/2024
3	16 Ercil St WENDOUREE 3355	\$450,000	21/06/2024

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:

27/06/2024 09:34



1015 Grevillea Road, Wendouree Vic 3355



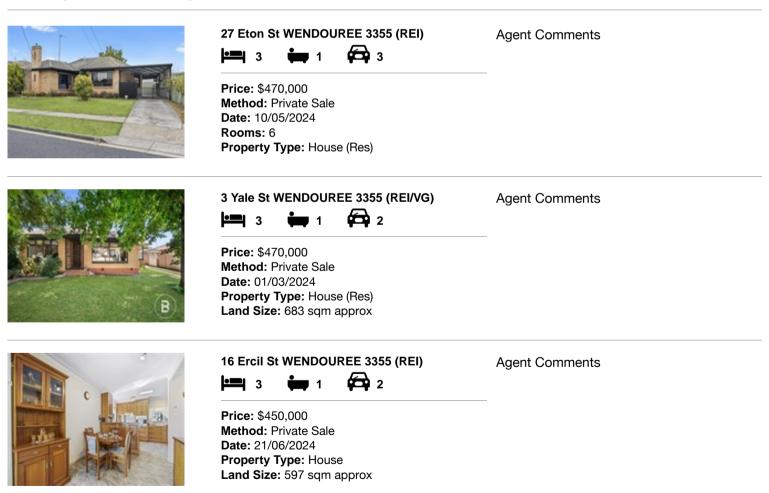
Jason Ingram 0488 471 614 jason.ingram@fletchers.net.au





Rooms: 6 Property Type: House Land Size: 791 sqm approx Agent Comments Indicative Selling Price \$425,000 - \$450,000 Median House Price Year ending March 2024: \$435,000

# **Comparable Properties**



#### Account - Fletchers | P: 03 5333 4797



propertydata

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