

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$425,000

&

\$450,000

### Median sale price

Median price

\$435,000

Property Type

House

Suburb

Wendouree

Period - From

01/04/2023

to

31/03/2024

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 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
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



3   1   3

**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



27 Eton St WENDOUREE 3355 (REI)

Agent Comments

3   1   3

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 10/05/2024  
**Rooms:** 6  
**Property Type:** House (Res)



3 Yale St WENDOUREE 3355 (REI/VG)

Agent Comments

3   1   2

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House (Res)  
**Land Size:** 683 sqm approx



16 Ercil St WENDOUREE 3355 (REI)

Agent Comments

3   1   2

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 21/06/2024  
**Property Type:** House  
**Land Size:** 597 sqm approx