

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 2/1005 Grevillea Road, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Range between \$280,000 & \$290,000

Median sale price

Median price \$355,000 Property Type Unit Suburb Wendouree

Period - From 30/05/2023 to 29/05/2024 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	9/304 Clarendon St SOLDIERS HILL 3350	\$305,000	12/04/2024
2	3/7 Leopold St ALFREDTON 3350	\$273,000	16/10/2023
3	3/1110 Gregory St LAKE WENDOUREE 3350	\$270,000	12/01/2024

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: 30/05/2024 11:30



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Property Type: Unit (Res)
Land Size: approx 60m2 sqm approx
Agent Comments

Indicative Selling Price
\$280,000 - \$290,000
Median Unit Price
30/05/2023 - 29/05/2024: \$355,000

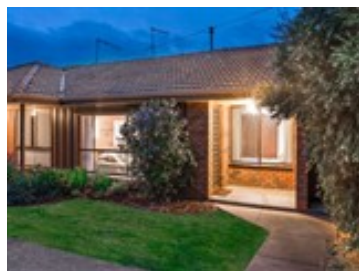
Comparable Properties



9/304 Clarendon St SOLDIERS HILL 3350 (REI) **Agent Comments**

1 1 1

Price: \$305,000
Method: Private Sale
Date: 12/04/2024
Property Type: Unit



3/7 Leopold St ALFREDTON 3350 (REI/VG) **Agent Comments**

1 1 1

Price: \$273,000
Method: Private Sale
Date: 16/10/2023
Property Type: Unit
Land Size: 59 sqm approx



3/1110 Gregory St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**

1 1 1

Price: \$270,000
Method: Private Sale
Date: 12/01/2024
Property Type: Unit

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555