

## Statement of Information

# Single residential property located in the Melbourne metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

19 Hillcrest Road, Gruyere VIC 3770

### Indicative selling price

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

Single price \$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median price NOT AVAILABLE \*House  \*Unit  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.