

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 10 DOBSON ROAD GRAHAMVALE VIC
3631 postcode

Indicative selling price

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

Single Price

\$850,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
3 BRIAN COURT GRAHAMVALE VIC 3631	\$620,000	24-Apr-23
8 CUTHBERT COURT GRAHAMVALE VIC 3631	\$849,000	02-Feb-23
13 PARK AVENUE GRAHAMVALE VIC 3631	\$785,000	13-Jan-23

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.~~

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Dash Barolli
M 0423880710
E dash@barolli realestate.com.au



3 BRIAN COURT GRAHAMVALE
VIC 3631

3 2 2

Sold Price

\$620,000

Sold Date

24-Apr-23

Distance

0.34km



8 CUTHBERT COURT
GRAHAMVALE VIC 3631

4 2 6

Sold Price

\$849,000

Sold Date

02-Feb-23

Distance

0.52km



13 PARK AVENUE GRAHAMVALE
VIC 3631

3 2 6

Sold Price

\$785,000

Sold Date

13-Jan-23

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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