

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
postcode

2 Mehmet Avenue Grahamvale VIC 3631

Indicative selling price

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

Single Price

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Grahamvale

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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

12 Park Avenue Grahamvale VIC 3631	\$761,000	02-Sep-21
19 Park Avenue Grahamvale VIC 3631	\$766,000	06-May-21
9 Park Avenue Grahamvale VIC 3631	\$1,000,000	03-Sep-21

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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12 Park Avenue Grahamvale VIC 3631

4 2 2

Sold Price

\$761,000

Sold Date

02-Sep-21

Distance

0.46km



19 Park Avenue Grahamvale VIC 3631

3 2 7

Sold Price

\$766,000

Sold Date

06-May-21

Distance

0.62km



9 Park Avenue Grahamvale VIC 3631

5 3 3

Sold Price

\$1,000,000

Sold Date

03-Sep-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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