

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

20 Grover Road, Hoddles Creek Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000

&

\$730,000

### Median sale price\*

Median price

House

Unit

Suburb

Hoddles Creek

Period - From

to

Source

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	1768 Warburton Hwy WOORI YALLOCK 3139	\$715,000	24/12/2017
2	30 Worlley Rd HODDLES CREEK 3139	\$712,000	11/01/2018
3	785 Gembrook Launching Place Rd HODDLES CREEK 3139	\$620,000	07/11/2017

OR

**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.

\* 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.

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**Indicative Selling Price**

\$670,000 - \$730,000

**No median price available**



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**1768 Warburton Hwy WOORI YALLOCK 3139 (REI)**

**Agent Comments**



**Price:** \$715,000

**Method:** Private Sale

**Date:** 24/12/2017

**Rooms:** 6

**Property Type:** House

**30 Worlley Rd HODDLES CREEK 3139 (VG)**

**Agent Comments**



**Price:** \$712,000

**Method:** Sale

**Date:** 11/01/2018

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 22030 sqm approx



**785 Gembrook Launching Place Rd HODDLES CREEK 3139 (REI)**

**Agent Comments**



**Price:** \$620,000

**Method:** Private Sale

**Date:** 07/11/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 82614 sqm approx