

David Carroll 03 5964 2277 0419 539 320

david@bellrealestate.com.au

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

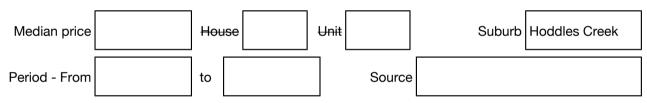
20 Grover Road, Hoddles Creek Vic 3139

Indicative selling price

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

Range between	\$670,000	&	\$730,000
---------------	-----------	---	-----------

Median sale price*



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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

Generated: 05/04/2018 12:38

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







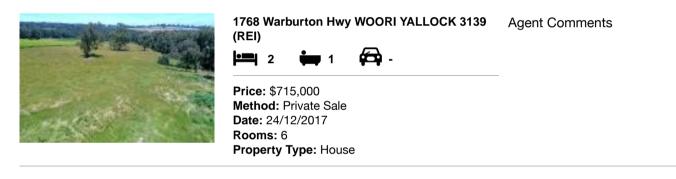




Rooms: Property Type: Agent Comments David Carroll 03 5964 2277 0419 539 320 david@bellrealestate.com.au

> Indicative Selling Price \$670,000 - \$730,000 No median price available

Comparable Properties



30 Worlley Rd HODDLES CREEK 3139 (VG)

🛏 3 🖕 - 🋱 -

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 Agent Comments CREEK 3139 (REI)



Price: \$620,000 Method: Private Sale Date: 07/11/2017 Rooms: -Property Type: Land Land Size: 82614 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

Generated: 05/04/2018 12:38



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments