

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

40 Wingarra Drive, Grovedale

Indicative selling price

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

Single price \$* or range between \$530,000 & \$580,000

Median sale price

Median price \$553,750 Property type Residential House Suburb Grovedale

Period - From Mar 2020 to Mar 2021 Source Realestate.com.au

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
1. 19 Ainslie Ave., Grovedale	\$531,000	06 Jan 2021
2. 82 Moruya Drive, Grovedale	\$535,000	4 Feb 2021
3. 131-140 Pioneer Road, Grovedale	\$550,000	28 Nov 2020

This Statement of Information was prepared on: 16/03/2021