

# 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

2/26-28 Bieske Road, Grovedale Vic 3216

### Indicative selling price

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

Range between

\$419,000

&

\$459,000

### Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Grovedale

Period - From

01/07/2021

to

30/06/2022

Source

REIV

### 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	3/49 Waurnvale Dr BELMONT 3216	\$475,000	28/04/2022
2	3/8 Friesian Ct BELMONT 3216	\$450,000	28/07/2022
3	6/107 Torquay Rd GROVEDALE 3216	\$435,000	22/04/2022

**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.~~

This Statement of Information was prepared on:

12/10/2022 11:26

2/26-28 Bieske Road, Grovedale Vic 3216

# Harcourts

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**Indicative Selling Price**

\$419,000 - \$459,000

**Median Unit Price**

Year ending June 2022: \$485,000



**Property Type:**

Agent Comments

## Comparable Properties



**3/49 Waurnvale Dr BELMONT 3216 (REI/VG)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 28/04/2022

**Property Type:** Unit

**3/8 Friesian Ct BELMONT 3216 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 28/07/2022

**Property Type:** Flat/Unit/Apartment (Res)



**6/107 Torquay Rd GROVEDALE 3216 (REI/VG)**

Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 22/04/2022

**Property Type:** Unit

**Account** - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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