

## 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

18 Upper Grieve Road, Avonsleigh Vic 3782

**Indicative selling price**

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

Range between \$300,000 &amp; \$330,000

**Median sale price**Median price \$564,050 House ☒ Unit ☐ Suburb Avonsleigh

Period - From 01/04/2017 to 31/03/2018 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		
2		
3		

**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.

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BELL REAL ESTATE

Aaron Day  
(03) 5968 6222  
0407 365 994

aarond@bellrealestate.com.au

**Indicative Selling Price**

\$300,000 - \$330,000

**Median House Price**

Year ending March 2018: \$564,050



**Rooms:**

**Property Type:** Land

**Land Size:** 2665 sqm approx

**Agent Comments**

## Comparable Properties

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.