

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1 Geejayar Rise, Grovedale, VIC 3216

Indicative selling price

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

Between \$535,000 & \$555,000

Median sale price

Median price \$500,000

*House ☒ *Unit ☐

Suburb or locality Grovedale

Period - From 01 July 2016 to 30 June 2017

Source Pricefinder.com.au

Comparable property sales

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
177 Heyers Road, Grovedale, VIC 3216	\$513,000	20/09/2018
135 Rossack Drive, Grovedale, VIC 3216	\$610,000	02/08/2018
2/55 Ironbark Street, Waurin Ponds, VIC 3216	\$484,000	25/02/2019