

## 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 2 Brettim Boulevard, Grovedale, VIC 3216

### Indicative selling price

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

Between \$525,000 & \$545,000

### Median sale price

Median price \$500,000

\*House ☒ \*Unit ☐

Suburb or locality Grovedale

Period - From 01 July 2018 to 30 June 2019

Source [Pricfinder.com.au](http://Pricfinder.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