



## STATEMENT OF INFORMATION

31 May 2019

### Property offered for sale

56 Gruyere Road, Gruyere, VIC, 3770

### Indicative selling price

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

Range between \$1,775,000 & \$1,825,000

### Median sale price

MEDIAN SALE PRICE – NOT AVAILABLE

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

**B.** RT Edgar Yarra Valley estate agent and Mark Sutherland reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.