

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 24 Upper Grieve Road, Avonsleigh Vic 3782
Including suburb or locality and postcode

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$540,000 Property Type House Suburb Avonsleigh

Period - From 01/01/2019 to 31/12/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 14 Macclesfield Rd AVONSLEIGH 3782 | \$628,000 | 12/12/2019 |
| 2 | 29 Wright Rd AVONSLEIGH 3782 | \$611,000 | 18/02/2020 |
| 3 | 34 Devon Av COCKATOO 3781 | \$592,000 | 25/02/2020 |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12/03/2020 11:18



 3  1  3

Property Type: House
Land Size: 2100 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
Year ending December 2019: \$540,000

Comparable Properties



14 Macclesfield Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

 3  2  2

Price: \$628,000
Method: Private Sale
Date: 12/12/2019
Rooms: 5
Property Type: House
Land Size: 905 sqm approx



29 Wright Rd AVONSLEIGH 3782 (REI)

Agent Comments

 3  1  2

Price: \$611,000
Method: Private Sale
Date: 18/02/2020
Rooms: 5
Property Type: House
Land Size: 1034 sqm approx



34 Devon Av COCKATOO 3781 (REI)

Agent Comments

 3  2  2

Price: \$592,000
Method: Private Sale
Date: 25/02/2020
Property Type: House
Land Size: 976 sqm approx