

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

13 GRANDVIEW GROVE MENZIES CREEK VIC 3159

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Farm

Suburb

Menzies Creek

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

16 BARTLEY ROAD BELGRAVE SOUTH VIC 3160	\$1,085,000	30-Sep-21
4 MASKELL STREET SELBY VIC 3159	\$1,070,000	14-Sep-21
5 OLD MENZIES CREEK ROAD MENZIES CREEK VIC 3159	\$1,025,000	08-Feb-22

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 6 months.

This Statement of Information was prepared on: 11 March 2022

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**16 BARTLEY ROAD BELGRAVE
SOUTH VIC 3160**

4 2 2

 Sold Price **\$1,085,000** Sold Date **30-Sep-21**

 Distance **3.45km**

**4 MASKELL STREET SELBY VIC
3159**

4 2 2

 Sold Price **\$1,070,000** Sold Date **14-Sep-21**

 Distance **1.58km**

**5 OLD MENZIES CREEK ROAD
MENZIES CREEK VIC 3159**

4 2 1

 Sold Price ^{RS} **\$1,025,000** Sold Date **08-Feb-22**

 Distance **0.77km**

**4 WOODLAND GROVE SELBY VIC
3159**

4 2 1

 Sold Price **\$1,000,000** Sold Date **16-Nov-21**

 Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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