

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
Including suburb or
locality and postcode

73 GREVILLEA ROAD DEREEL VIC 3352

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

\$395,000

&

\$430,000

*Median sale price

Median price

Property type

Suburb

Period - From

to

Source

Comparable property sales

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

22 RYANS ROAD CAPE CLEAR VIC 3351	\$442,000	10/01/24
1034 SCARSDALE-PITFIELD ROAD SPRINGDALLAH VIC 3351	\$450,000	22/08/23
60 CAREYS ROAD SCARSDALE VIC 3351	\$440,000	12/06/24

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.

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media 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*.

This Statement of Information was prepared on: 19 July 2024