

Statement of Information

Single residential property located in the Melbourne metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

25 Sunnyside Road, Gruyere, Vic, 3770

Indicative selling price

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

Single price \$680,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price No Median price available *House X *Unit Suburb Gruyere

Period - From to Source

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

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 six months.