# 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 and postcode

3/5 Reserve Road Grovedale VIC 3216

## 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	\$525,000	&	\$555,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$430,000	Property type		Unit		Suburb Grovedale	
Period-from	01 Jan 2020	to	31 Dec 2020		Source		Corelogic

## 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
4 Nikola Court Marshall VIC 3216	\$535,000	03-Mar-20
2/160 Church Street Grovedale VIC 3216	\$545,000	10-Oct-19
2/344 Barwon Heads Road Marshall VIC 3216	\$525,000	04-Oct-19

#### 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: 19 January 2021

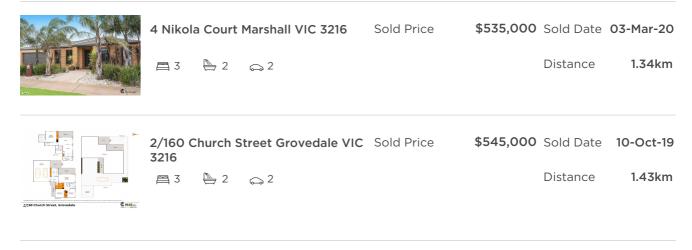


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2/344 E VIC 321		Heads Road Marshall	Sold Price	\$525,000	Sold Date	04-Oct-19
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#### RS = Recent sale UN = Undisclosed Sale

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