

## 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

85 Grantulla Road, Menzies Creek Vic 3159

## Indicative selling price

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

Range between \$710,000 &amp; \$781,000

## Median sale price

Median price \$655,000 House ☒ Unit ☐ Suburb Menzies Creek

Period - From 01/10/2016 to 30/09/2017 Source REIV

## 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 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
1 67 Grantulla Rd THE PATCH 3792	\$800,000	07/11/2017
2 57 Kallista Emerald Rd THE PATCH 3792	\$750,000	16/10/2017
3 1 Jacksons Hill Rd MENZIES CREEK 3159	\$735,000	09/11/2017

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.~~

85 Grantulla Road, Menzies Creek Vic 3159

BELL REAL ESTATE

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**Indicative Selling Price**

\$710,000 - \$781,000

**Median House Price**

Year ending September 2017: \$655,000



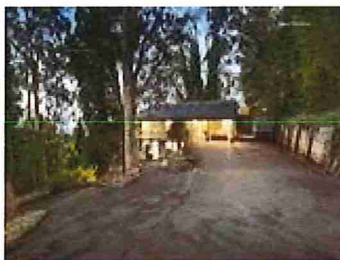
**Rooms:**

**Property Type:** House

**Land Size:** 1000 sqm approx

**Agent Comments**

## Comparable Properties



67 Grantulla Rd THE PATCH 3792 (REI)

**Agent Comments**



**Price:** \$800,000

**Method:** Private Sale

**Date:** 07/11/2017

**Rooms:** -

**Property Type:** House



57 Kallista Emerald Rd THE PATCH 3792 (REI) **Agent Comments**



**Price:** \$750,000

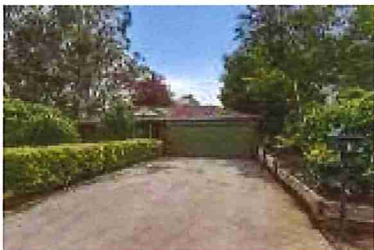
**Method:** Private Sale

**Date:** 16/10/2017

**Rooms:** 15

**Property Type:** House

**Land Size:** 1883 sqm approx



1 Jacksons Hill Rd MENZIES CREEK 3159 (REI)

**Agent Comments**



**Price:** \$735,000

**Method:** Private Sale

**Date:** 09/11/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 2122 sqm approx