

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

6 Wyong Court, Grovedale Vic 3216

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price \$610,000 Property Type House Suburb Grovedale

Period - From 01/01/2021 to 31/03/2021 Source REIV

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
1	1 Cornbury Mews GROVEDALE 3216	\$750,000	19/04/2021
2	19 Loris CI GROVEDALE 3216	\$715,000	24/04/2021
3	54 Moruya Dr GROVEDALE 3216	\$691,000	05/03/2021

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:

14/05/2021 11:02



 4  2  2

Rooms: 6

Property Type: House

Land Size: 852.24 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$710,000

Median House Price

March quarter 2021: \$610,000

Comparable Properties



1 Cornbury Mews GROVEDALE 3216 (REI)

Agent Comments

 4  2  3

Price: \$750,000

Method: Sold Before Auction

Date: 19/04/2021

Property Type: House (Res)

Land Size: 506 sqm approx



19 Loris CI GROVEDALE 3216 (REI)

Agent Comments

 4  2  2

Price: \$715,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 635 sqm approx



54 Moruya Dr GROVEDALE 3216 (REI)

Agent Comments

 4  2  2

Price: \$691,000

Method: Private Sale

Date: 05/03/2021

Property Type: House

Land Size: 673 sqm approx