Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	6 Wyong Court, Grovedale Vic 3216
Including suburb or	
locality and postcode	

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	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale







Rooms: 6

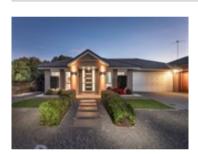
Property Type: House

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)





Price: \$750,000

Method: Sold Before Auction

Date: 19/04/2021

Property Type: House (Res) Land Size: 506 sqm approx

Agent Comments



19 Loris CI GROVEDALE 3216 (REI)





Price: \$715,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 635 sqm approx

Agent Comments



54 Moruya Dr GROVEDALE 3216 (REI)





Price: \$691,000 Method: Private Sale Date: 05/03/2021 Property Type: House Land Size: 673 sqm approx Agent Comments

Account - Geelong Commercial Real Estate | P: 03 5221 6488



