



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

6A Loris Close Grovedale Vic 3216

### Indicative selling price

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

Single price \$320,000

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$299,000

\*House

\*Unit x

Suburb  
or locality Grovedale

Period - From April 2016

to March 2017

Source Pricefinder

### 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	2/45 Hindle Street, Grovedale Vic 3216	\$332,500	24/01/2017
2	1/11 Michael Court, Grovedale Vic 3216	\$335,000	29/11/2016
3	1/117 Church Street, Grovedale Vic 3216	\$319,000	15/10/2016

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.