

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

5 Gruyere Road, Gruyere, VIC, 3777

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Suburb house median sale price

MEDIAN SALE PRICE – NOT AVAILABLE

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Yarra Valley estate agent and Mark Sutherland consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Ross Road, Gruyere	\$1,230,000	19/08/2019
2 56 Gruyere Road, Gruyere	\$1,765,000	14/06/2019
3 11 Armistead Road, Gruyere	\$1,260,000	01/06/2019

This Statement of Information was prepared on 1/11/2019