### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 365 CURR ROAD, GIRGARRE, VIC 3624







**Indicative Selling Price** 

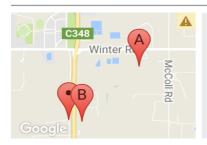
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$430,000

Provided by: Brendon Cornwall, Hinchliffe And Greed Real Estate

#### **MEDIAN SALE PRICE**



GIRGARRE, VIC, 3624

**Suburb Median Sale Price (House)** 

\$131,500

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



361 WINTER RD, GIRGARRE, VIC 3624







Sale Price

\$330,000

Sale Date: 15/11/2016

Distance from Property: 1.2km





374 CURR RD, GIRGARRE, VIC 3624



**Sale Price** 

\$335,000

Sale Date: 02/11/2016

Distance from Property: 177m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

Property offered for sal
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Address Including suburb and postcode 365 CURR ROAD, GIRGARRE, VIC 3624
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## Indicative selling price

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

Single Price:	\$430,000	

### Median sale price

Median price	\$131,500	House	Х	Unit	Suburb	GIRGARRE
Period	01 April 2017 to 31 March 2018		Source pricefinder		<del>_</del> <del>_</del>	

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
361 WINTER RD, GIRGARRE, VIC 3624	\$330,000	15/11/2016
374 CURR RD, GIRGARRE, VIC 3624	\$335,000	02/11/2016