

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

316 Torquay Road Grovedale 3216

Indicative selling price

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

Single price \$***** or range between \$795,000 & \$820,000

Median sale price

Median price \$ 706,000 Property type 4 BED HOUSE Suburb GROVEDALE 3216

Period - From 01/02/2021 to 01/02/2022 Source RealEstate.com.au

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. 9 Stratford Crt Grovedale - 980m2 land	\$ 812,000	4 th Jan 2022
2. 33 Coolabah Drive Grovedale - 937m2 land	\$ 780,000	12 th March 2022
3.	\$	

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: 04/04/2022