

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1-3/56 Moruya Drive, Grovedale, VIC 3216

Indicative selling price

\$ 460,000 - \$490,000

Range between

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

Median sale price

Median price
\$ 565,500

House

*Delete house or unit as applicable

Suburb
GROVEDALE

Period
08/02/2018 - 08/08/2019

Source
CoreLogic

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.