

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 and postcode 27 Heyers Road, Grovedale, VIC 3216

Indicative selling price

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

Single price \$550,000 or range between &

Median sale price

Median price \$542,000 Property type House Suburb GROVEDALE
Period - From 12/07/2019 to 12/01/2021 Source Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 15 Barry Court Grovedale	\$575,000	16/09/2020
2 158 Heyers Road Grovedale	\$580,000	07/11/2020
3 6 Birrilee Court Grovedale	\$580,000	16/09/2020

This Statement of Information was prepared on: 12/01/2021

