

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 6 Grandview Grove, Menzies Creek, VIC 3159

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price NA Property Type House Suburb Menzies Creek (3159)
Period - From 01/01/2021 to 31/03/2021 Source REIV

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

A These are the three properties sold within two kilometres of the property for sale in the last six 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
190 BELGRAVE-GEMBROOK ROAD, MENZIES CREEK VIC 3159	\$810,450	27/11/2020
34 AURA VALE ROAD, MENZIES CREEK VIC 3159	\$1,281,500	10/12/2020
85 GRANTULLA ROAD, MENZIES CREEK VIC 3159	\$915,000	19/10/2020

This Statement of Information was prepared on: 27/04/2021