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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/6 Loris Close Grovedale VIC 3216

3 2 1

Indicative Selling Price

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

Range between $395,000 & $420,000

Median Sale Price

$366,050 Units in Grovedale between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



2/21 Bieske Road Grovedale VIC 3216

2 1 2

Sold Price **$399,000** Sold Date **27-Feb-19**

Distance **0.04km**



2/13 Matthews Street Grovedale VIC 3216

3 2 2

Sold Price **$410,000** Sold Date **17-May-19**

Distance **0.41km**



3 Emile Place Grovedale VIC 3216

3 1 1

Sold Price **$425,000** Sold Date **16-Apr-19**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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