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: 43 Moruya Drive, Grovedale, VIC 3216

Indicative selling price

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

Single price: | or range between: $620,000 | & $650,000

Median sale price

Median price: $ 525,000 | Property type: House | Suburb: GROVEDALE

Period - From: 07/04/2019 to 07/10/2020 | Source: CoreLogic

Comparable property sales

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 5 Timbarra Court Grovedale	$630,000	14/03/2020
2 34 Monterey Drive Waurn Ponds	$620,000	11/10/2019
3 20 Manet Avenue Grovedale	$645,000	27/09/2019

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: 07/10/2020