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: 21 Allambee Avenue, Grovedale, VIC 3216

Indicative selling price

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

Single price: | or range between: $570,000 | & $600,000

Median sale price

Median price: $ 545,000 | Property type: House | Suburb: GROVEDALE

Period - From: 04/12/2020 | to: 04/03/2021 | 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 6 Niblett Court Grovedale	$620,000	12/02/2021
2 140 Burdoo Drive Grovedale	$552,500	10/02/2021
3 104 Rossack Drive Waurn Ponds	$620,000	22/12/2020

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: 04/03/2021