

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 or
locality and postcode

2A Grose Road, Gordon Vic 3345

Indicative selling price

Single price \$790,000.00

Median sale price

Median price \$800,000.00 Property type House Suburb Gordon Vic 3345
Period - From June 2023 to May 2024 Source www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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. 27 Main Street, Gordon Vic 3345	\$840,000.00	25/10/2023
2. 21 Main Street, Gordon Vic 3345	\$860,000.00	23/12/2024
3. 5 Russell Street, Gordon Vic 3345	\$770,000.00	11/04/2024

This Statement of Information was prepared on: 01/07/2024