

# Statement of Information



## Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

### Property Offered for sale

Address  
Including suburb and  
locality and postcode

1/3 Natika Court, Grovedale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between

\$395,000

&

\$425,000

### Median Sale Price

Median price

\$345,000

Unit

X

Suburb  
or locality

Grovedale

Period - From

01/07/2017

to

30/06/2018

Source

Pricefinder

### 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

Address of comparable property	Price	Date of Sale
1. 138 Church Street , Grovedale	\$345,000	01/07/2017
2. 1/19 Hindle Street, Grovedale	\$390,000	15/05/2018
3. 2/19 Waurm Ponds Court, Grovedale	\$365,000	16/03/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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1/3 Natika Court, Grovedale

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Indicative selling price: \$395,000 - \$425,000

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Bed Bath Car

## Grovedale

Median House Price:  
Period From: 01/07/2017  
Source: Pricfinder

Median Unit Price: \$345,000  
Period to: 30/06/2018

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
138 Church Street , Grovedale	Unit	2	1	1	\$345,000	01/07/2017	Approx 300m2
1/19 Hindle Street, Grovedale	Unit	2	1	1	\$390,000	15/05/2018	256m2
2/19 Waurm Ponds Court, Grovedale	Unit	2	1	1	\$365,000	16/03/2018	395m2

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Prepared on 13 August 2018

**Agent Details**  
Jason Barnett  
0417585221

[jason@barnettproperty.com.au](mailto:jason@barnettproperty.com.au)