

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 MALCOLM DRIVE, GRANTVILLE, VIC**

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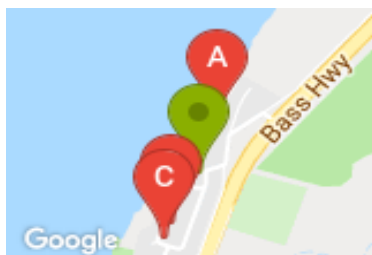
### Indicative Selling Price

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

Single Price: **\$265,000**

Provided by: Kellie Morgan, Alex Scott & Staff Bass Valley

## MEDIAN SALE PRICE



**GRANTVILLE, VIC, 3984**

Suburb Median Sale Price (House)

**\$390,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**19 MALCOLM DR, GRANTVILLE, VIC 3984**

2 1 1

Sale Price

**\$299,000**

Sale Date: 31/01/2018

Distance from Property: 207m



**65 STEWART ST, GRANTVILLE, VIC 3984**

3 1 3

Sale Price

**\$278,000**

Sale Date: 25/10/2017

Distance from Property: 197m



**1 STEWART ST, GRANTVILLE, VIC 3984**

3 1 1

Sale Price

**\$259,950**

Sale Date: 04/10/2017

Distance from Property: 254m



This report has been compiled on 04/08/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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  
postcode

8 MALCOLM DRIVE, GRANTVILLE, VIC

Indicative selling price

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

Single Price:

\$265,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

GRANTVILLE

Period

01 July 2017 to 30 June 2018

Source



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
19 MALCOLM DR, GRANTVILLE, VIC 3984	\$299,000	31/01/2018
65 STEWART ST, GRANTVILLE, VIC 3984	\$278,000	25/10/2017
1 STEWART ST, GRANTVILLE, VIC 3984	\$259,950	04/10/2017