

# STATEMENT OF INFORMATION

40 GLOUCESTER STREET, GROVEDALE, VIC 3216

PREPARED BY LEIGH FLETCHER, HAYESWINCKLE, PHONE: 0419 367 228



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 GLOUCESTER STREET, GROVEDALE,**  4  2  2

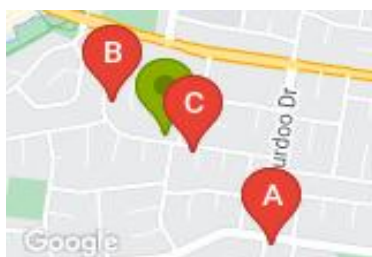
### Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

Provided by: Leigh Fletcher, Hayeswinckle

## MEDIAN SALE PRICE



**GROVEDALE, VIC, 3216**

Suburb Median Sale Price (House)

01 January 2022 to 31 December 2022

Provided by: 

## 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.



**77 HEYERS RD, GROVEDALE, VIC 3216**

 4  2  2

Sale Price

**\*\*\$630,000**

Sale Date: 24/02/2023

Distance from Property: 523m



**66 GLOUCESTER ST, GROVEDALE, VIC 3216**

 3  1  1

Sale Price

**\$600,000**

Sale Date: 30/11/2022

Distance from Property: 205m



**21 GLOUCESTER ST, GROVEDALE, VIC 3216**

 3  1  2

Sale Price

**\$650,000**

Sale Date: 19/11/2022

Distance from Property: 111m



This report has been compiled on 14/03/2023 by Hayeswinckle. Property Data Solutions Pty Ltd 2023 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

40 GLOUCESTER STREET, GROVEDALE, VIC 3216

### Indicative selling price

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

Price Range:

\$550,000 to \$600,000

### Median sale price

Median price

Property type

House

Suburb

GROVEDALE

Period

01 January 2022 to 31 December 2022

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

77 HEYERS RD, GROVEDALE, VIC 3216	**\$630,000	24/02/2023
66 GLOUCESTER ST, GROVEDALE, VIC 3216	\$600,000	30/11/2022
21 GLOUCESTER ST, GROVEDALE, VIC 3216	\$650,000	19/11/2022

This Statement of Information was prepared on:

14/03/2023