



vanders

Real Estate

STATEMENT OF INFORMATION

16 LEWIS COURT, GROVEDALE, VIC 3216

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 LEWIS COURT, GROVEDALE, VIC 3216  3  1  1

Indicative Selling Price

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

Price Range: **\$330,000 to \$350,000**

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (House)

\$415,000

01 October 2016 to 30 September 2017

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.



2 GARIE CRT, GROVEDALE, VIC 3216

 3  1  1

Sale Price

\$336,000

Sale Date: 10/08/2017

Distance from Property: 857m



18 GRIFFITH ST, GROVEDALE, VIC 3216

 3  2  2

Sale Price

\$340,000

Sale Date: 05/08/2017

Distance from Property: 1.1km



9 FLOWER CRT, GROVEDALE, VIC 3216

 3  1  5

Sale Price

\$310,000

Sale Date: 17/07/2017

Distance from Property: 558m



This report has been compiled on 22/11/2017 by Vanders Real Estate. Property Data Solutions Pty Ltd 2017 - 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

16 LEWIS COURT, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range:

\$330,000 to \$350,000

Median sale price

Median price

\$415,000

House

X

Unit

Suburb

GROVEDALE

Period

01 October 2016 to 30 September 2017

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
2 GARIE CRT, GROVEDALE, VIC 3216	\$336,000	10/08/2017
18 GRIFFITH ST, GROVEDALE, VIC 3216	\$340,000	05/08/2017
9 FLOWER CRT, GROVEDALE, VIC 3216	\$310,000	17/07/2017