

# 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







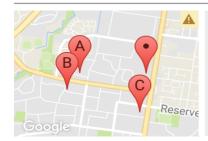
**Indicative Selling Price** 

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: **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.



### 2 GARIE CRT, GROVEDALE, VIC 3216







Sale Price

\$336,000

Sale Date: 10/08/2017

Distance from Property: 857m





#### 18 GRIFFITH ST, GROVEDALE, VIC 3216









**Sale Price** 

\$340,000

Sale Date: 05/08/2017

Distance from Property: 1.1km





# 9 FLOWER CRT, GROVEDALE, VIC 3216







**Sale Price** 

\$310,000

Sale Date: 17/07/2017

Distance from Property: 558m



# 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
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# 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	Χ	Unit	Suburb	GROVEDALE	
Period	01 October 2016 to 30 September 2017			Source	p	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
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