

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 PETER STREET, GROVEDALE, VIC 3216 - - -

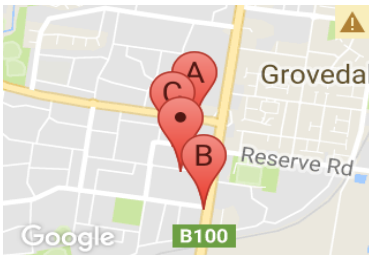
Indicative Selling Price

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

Price Range: **\$520,000 to \$550,000**

Provided by: Nicole Andrews, Hayeswinckle

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (House)

\$430,750

01 January 2017 to 31 December 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.



3 JENNIFER CRT, GROVEDALE, VIC 3216

3 2 5

Sale Price

\$544,000

Sale Date: 07/10/2017

Distance from Property: 334m



309 TORQUAY RD, GROVEDALE, VIC 3216

4 2 2

Sale Price

\$512,000

Sale Date: 18/12/2017

Distance from Property: 315m



23 FELIX ST, GROVEDALE, VIC 3216

3 2 2

Sale Price

***\$512,000**

Sale Date: 24/03/2018

Distance from Property: 184m



This report has been compiled on 27/03/2018 by Hayeswinckle . Property Data Solutions Pty Ltd 2018 - 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

23 PETER STREET, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range:

\$520,000 to \$550,000

Median sale price

Median price

\$430,750

House

X

Unit

Suburb

GROVEDALE

Period

01 January 2017 to 31 December 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
3 JENNIFER CRT, GROVEDALE, VIC 3216	\$544,000	07/10/2017
309 TORQUAY RD, GROVEDALE, VIC 3216	\$512,000	18/12/2017
23 FELIX ST, GROVEDALE, VIC 3216	*\$512,000	24/03/2018