



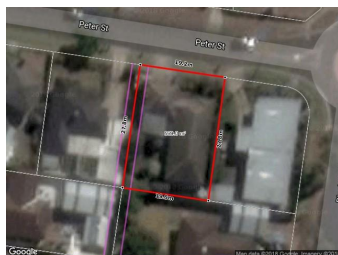
STATEMENT OF INFORMATION

47 PETER STREET, GROVEDALE, VIC 3216

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 PETER STREET, GROVEDALE, VIC 3216  4  2  2

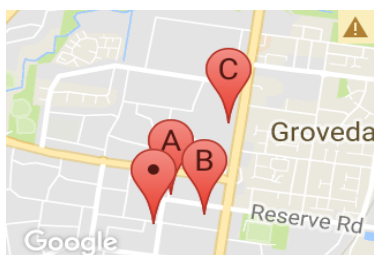
Indicative Selling Price

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

Price Range: \$450,000 to \$480,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (House)

\$450,500

01 July 2017 to 31 December 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.



15 WESTMINSTER ST, GROVEDALE, VIC 3216  4  2  2

Sale Price

\$430,000

Sale Date: 26/02/2017

Distance from Property: 234m



6 FLOWER CRT, GROVEDALE, VIC 3216  4  2  1

Sale Price

\$525,000

Sale Date: 22/09/2017

Distance from Property: 332m



3 THOROGOOD CRT, GROVEDALE, VIC 3216  3  2  2

Sale Price

\$480,000

Sale Date: 31/08/2017

Distance from Property: 867m



This report has been compiled on 16/02/2018 by Fruit Property Geelong. 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

47 PETER STREET, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range:

\$450,000 to \$480,000

Median sale price

Median price

\$450,500

House

X

Unit

Suburb

GROVEDALE

Period

01 July 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
15 WESTMINSTER ST, GROVEDALE, VIC 3216	\$430,000	26/02/2017
6 FLOWER CRT, GROVEDALE, VIC 3216	\$525,000	22/09/2017
3 THOROGOOD CRT, GROVEDALE, VIC 3216	\$480,000	31/08/2017