

STATEMENT OF INFORMATION

3/118 MORUYA DRIVE, GROVEDALE, VIC 3216

PREPARED BY MATTHEW HUNT, BARRY PLANT SOUTH BARWON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

HELP TO PREVENT THE SPREAD OF COVID-19

Private Inspections	Auctions	Safety measures	Appointments
- Private inspections are permitted until 30 September 2020. - At all times, the agent must ensure that the property is safe and secure. - Social distancing must be maintained at all times. - Where possible, the agent should ensure that the property is safe and secure. - It is the responsibility of the agent to ensure that the property is safe and secure.	- Auctions are permitted until 30 September 2020. - At all times, the agent must ensure that the property is safe and secure. - Social distancing must be maintained at all times. - Where possible, the agent should ensure that the property is safe and secure. - It is the responsibility of the agent to ensure that the property is safe and secure.	- In accordance with health and safety measures, the agent must ensure that the property is safe and secure. - Social distancing must be maintained at all times. - Where possible, the agent should ensure that the property is safe and secure. - It is the responsibility of the agent to ensure that the property is safe and secure.	- Appointments are permitted until 30 September 2020. - At all times, the agent must ensure that the property is safe and secure. - Social distancing must be maintained at all times. - Where possible, the agent should ensure that the property is safe and secure. - It is the responsibility of the agent to ensure that the property is safe and secure.

Regional Victoria | 18 September 2020

3/118 MORUYA DRIVE, GROVEDALE, VIC

2 1 1

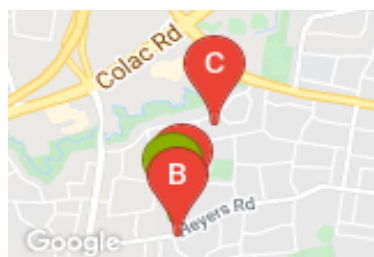
Indicative Selling Price

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

Price Range: \$369,000 to \$389,000

Provided by: Josh Ricketts, Barry Plant South Barwon

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (Unit)

\$422,500

01 October 2019 to 30 September 2020

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.



1/9 RUBENS CRT, GROVEDALE, VIC 3216

2 1 1

Sale Price

\$385,000

Sale Date: 13/07/2020

Distance from Property: 91m



1/163 HEYERS RD, GROVEDALE, VIC 3216

1 1 1

Sale Price

\$375,000

Sale Date: 15/04/2020

Distance from Property: 103m



13/31 MEADOWVALE DR, GROVEDALE, VIC

2 1 1

Sale Price

\$385,000

Sale Date: 21/08/2020

Distance from Property: 747m



This report has been compiled on 06/10/2020 by Barry Plant South Barwon. Property Data Solutions Pty Ltd 2020 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/118 MORUYA DRIVE, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range:

\$369,000 to \$389,000

Median sale price

Median price

\$422,500

Property type

Unit

Suburb

GROVEDALE

Period

01 October 2019 to 30 September 2020

Source

pricfinder

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

1/9 RUBENS CRT, GROVEDALE, VIC 3216	\$385,000	13/07/2020
1/163 HEYERS RD, GROVEDALE, VIC 3216	\$375,000	15/04/2020
13/31 MEADOWVALE DR, GROVEDALE, VIC 3216	\$385,000	21/08/2020

This Statement of Information was prepared on:

06/10/2020