

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 PANORAMIC DRIVE, GRANTVILLE, VIC  2  1  2

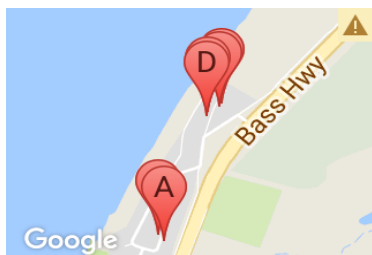
Indicative Selling Price

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

Single Price: **\$360,000**

Provided by: Maddi Golby, Alex Scott & Staff Bass Valley

MEDIAN SALE PRICE



GRANTVILLE, VIC, 3984

Suburb Median Sale Price (House)

\$336,000

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.



8 STEWART ST, GRANTVILLE, VIC 3984

 2  1  1

Sale Price

\$305,000

Sale Date: 13/06/2017

Distance from Property: 512m



25 PANORAMIC DR, GRANTVILLE, VIC 3984

 2  1  2

Sale Price

\$330,000

Sale Date: 07/04/2017

Distance from Property: 14m



11 STEWART ST, GRANTVILLE, VIC 3984

 2  2  1

Sale Price

\$320,000

Sale Date: 01/04/2017

Distance from Property: 498m



This report has been compiled on 07/10/2017 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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25 MALCOLM DR, GRANTVILLE, VIC 3984

 3  3  2

Sale Price

\$335,000

Sale Date: 04/05/2017

Distance from Property: 53m



27 MALCOLM DR, GRANTVILLE, VIC 3984

 3  2  -

Sale Price

\$355,000

Sale Date: 28/11/2016

Distance from Property: 41m



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 PANORAMIC DRIVE, GRANTVILLE, VIC 3984

Indicative selling price

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

Single Price:

\$360,000

Median sale price

Median price

\$336,000

House

X

Unit

Suburb

GRANTVILLE

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
8 STEWART ST, GRANTVILLE, VIC 3984	\$305,000	13/06/2017
25 PANORAMIC DR, GRANTVILLE, VIC 3984	\$330,000	07/04/2017
11 STEWART ST, GRANTVILLE, VIC 3984	\$320,000	01/04/2017
25 MALCOLM DR, GRANTVILLE, VIC 3984	\$335,000	04/05/2017

27 MALCOLM DR, GRANTVILLE, VIC 3984	\$355,000	28/11/2016
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