

STATEMENT OF INFORMATION

185 HEYERS ROAD, GROVEDALE, VIC 3216
PREPARED BY SOPHIE SPOWART, HAYESWINCKLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



185 HEYERS ROAD, GROVEDALE, VIC

4 2 2

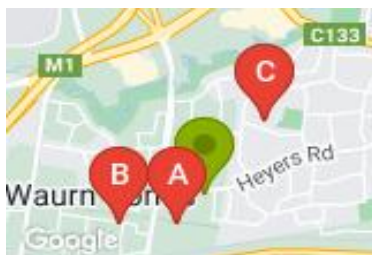
Indicative Selling Price

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

Price Range: \$775,000 to \$825,000

Provided by: Sophie Spowart, Hayeswinckle

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (House)

\$698,980

01 October 2021 to 30 September 2022

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.



18 PANABEH PL, GROVEDALE, VIC 3216

4 2 2

Sale Price

\$785,000

Sale Date: 21/10/2022

Distance from Property: 275m



38-40 IRONBARK ST, WAURN PONDS, VIC

4 2 2

Sale Price

***\$825,000**

Sale Date: 06/09/2022

Distance from Property: 594m



1 HARTWICK CRT, GROVEDALE, VIC 3216

4 2 2

Sale Price

\$810,000

Sale Date: 19/08/2022

Distance from Property: 656m



This report has been compiled on 07/12/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - 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

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.

Property offered for

Address
Including suburb and

185 HEYERS ROAD, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range:

\$775,000 to \$825,000

Median sale price

Median price

\$698,980

Property type

House

Suburb

GROVEDALE

Period

01 October 2021 to 30 September 2022

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

Price

Date of sale

18 PANABEH PL, GROVEDALE, VIC 3216	\$785,000	21/10/2022
38-40 IRONBARK ST, WAURN PONDS, VIC 3216	*\$825,000	06/09/2022
1 HARTWICK CRT, GROVEDALE, VIC 3216	\$810,000	19/08/2022

This Statement of Information was prepared

07/12/2022