

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24/5 PETER STREET, GROVEDALE, VIC

 2  1  1

Indicative Selling Price

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

Price Range: 315,000 to 335,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (Unit)

\$329,500

01 January 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.



4/72 GREENVILLE DR, GROVEDALE, VIC 3216

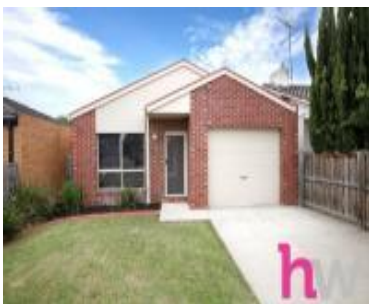
 2  1  1

Sale Price

***\$333,500**

Sale Date: 23/02/2018

Distance from Property: 1km



1 HEYERS RD, GROVEDALE, VIC 3216

 2  1  1

Sale Price

***\$362,000**

Sale Date: 22/02/2018

Distance from Property: 226m



1/273 TORQUAY RD, GROVEDALE, VIC 3216

 2  1  1

Sale Price

\$305,002

Sale Date: 30/11/2017

Distance from Property: 209m



This report has been compiled on 14/03/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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14/5 PETER ST, GROVEDALE, VIC 3216

 2  1  2

Sale Price
\$335,000

Sale Date: 15/08/2017

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

24/5 PETER STREET, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range:

315,000 to 335,000

Median sale price

Median price

\$329,500

House

Unit

X

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
4/72 GREENVILLE DR, GROVEDALE, VIC 3216	*\$333,500	23/02/2018
1 HEYERS RD, GROVEDALE, VIC 3216	*\$362,000	22/02/2018
1/273 TORQUAY RD, GROVEDALE, VIC 3216	\$305,002	30/11/2017
14/5 PETER ST, GROVEDALE, VIC 3216	\$335,000	15/08/2017