



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Tatiara Drive,  
GRANTVILLE 3984

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$430,000**

### Median sale price

Median **House** for **GRANTVILLE** for period **Feb 2018 - Feb 2019**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$442,000**

### 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 the most comparable to the property for sale.

**Lot 22 Tatiara Drive,**  
Grantville 3984

**Price \$420,000** Sold 22  
December 2018

**4 Orchid Drive,**  
Grantville 3984

**Price \$435,000** Sold 21  
September 2018

**10 Brazier Street,**  
Grantville 3984

**Price \$530,000** Sold 02 July  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House



4 beds



2 baths



2 parking

### Stockdale & Leggo Koo Wee Rup

48A Station Street,  
Koo Wee Rup VIC 3981

### Contact agents



**Paul Lynch**  
Stockdale & Leggo

03 5997 1899  
0488 333 002

[paul.lynch@stockdaleleggo.com.au](mailto:paul.lynch@stockdaleleggo.com.au)

**Stockdale  
& Leggo**