

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 MALCOLM DRIVE, GRANTVILLE, VIC

3 1 2

Indicative Selling Price

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

\$440,000

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

SUBURB MEDIAN



GRANTVILLE, VIC, 3984

Suburb Median Sale Price (House)

\$279,950

01 April 2016 to 31 March 2017

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.



27 MALCOLM DR, GRANTVILLE, VIC 3984

3 2 -

Sale Price

***\$355,000**

Sale Date: 03/04/2017

Distance from Property: 185m



22 MALCOLM DR, GRANTVILLE, VIC 3984

2 2 1

Sale Price

\$460,000

Sale Date: 08/12/2016

Distance from Property: 14m



2 HOPKINS DR, GRANTVILLE, VIC 3984

3 2 5

Sale Price

\$400,000

Sale Date: 10/02/2017

Distance from Property: 2.1km



This report has been compiled on 06/06/2017 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

20 MALCOLM DRIVE, GRANTVILLE, VIC 3984

Indicative selling price

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

Single Price / Range

\$440,000

Median sale price

Median price

\$279,950

House

X

Unit


Suburb

GRANTVILLE

Period

01 April 2016 to 31 March 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
27 MALCOLM DR, GRANTVILLE, VIC 3984	*\$355,000	03/04/2017
22 MALCOLM DR, GRANTVILLE, VIC 3984	\$460,000	08/12/2016
2 HOPKINS DR, GRANTVILLE, VIC 3984	\$400,000	10/02/2017