

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**33 PANORAMIC DRIVE, GRANTVILLE, VIC**  **3**  **2**  **1**

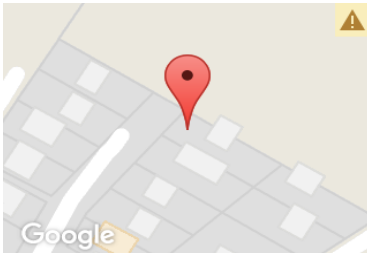
### Indicative Selling Price

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

**Price Range:** **\$400,000 to \$420,000**

Provided by: Kellie Morgan, 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:  **pricefinder**

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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<br>Including suburb and<br>postcode | 33 PANORAMIC DRIVE, GRANTVILLE, VIC 3984 |
|---------------------------------------------|------------------------------------------|

Indicative selling price

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|              |                        |
|--------------|------------------------|
| Price Range: | \$400,000 to \$420,000 |
|--------------|------------------------|

Median sale price

|              |                                      |       |                                     |        |                                                                                      |        |            |
|--------------|--------------------------------------|-------|-------------------------------------|--------|--------------------------------------------------------------------------------------|--------|------------|
| Median price | \$336,000                            | House | <input checked="" type="checkbox"/> | Unit   | <input type="checkbox"/>                                                             | Suburb | GRANTVILLE |
| Period       | 01 October 2016 to 30 September 2017 |       |                                     | Source |  |        |            |

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.