

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 SMITH STREET, GRANTVILLE, VIC 3984



Indicative Selling Price

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

Single Price:

\$330,000

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

MEDIAN SALE PRICE



GRANTVILLE, VIC, 3984

Suburb Median Sale Price (House)

\$320,000

01 July 2016 to 30 June 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.



3 ROBINSON CRES, GRANTVILLE, VIC 3984



Sale Price

\$285,000

Sale Date: 14/03/2017

Distance from Property: 1.8km



29 MALCOLM DR, GRANTVILLE, VIC 3984



Sale Price

\$300,000

Sale Date: 02/10/2016

Distance from Property: 624m



2 MALCOLM DR, GRANTVILLE, VIC 3984



Sale Price

\$310,000

Sale Date: 21/07/2016

Distance from Property: 391m



This report has been compiled on 19/09/2017 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

4 SMITH STREET, GRANTVILLE, VIC 3984

Indicative selling price

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

Single Price:

\$330,000

Median sale price

Median price

\$320,000

House

X

Unit

Suburb

GRANTVILLE

Period

01 July 2016 to 30 June 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
3 ROBINSON CRES, GRANTVILLE, VIC 3984	\$285,000	14/03/2017
29 MALCOLM DR, GRANTVILLE, VIC 3984	\$300,000	02/10/2016
2 MALCOLM DR, GRANTVILLE, VIC 3984	\$310,000	21/07/2016