

STATEMENT OF INFORMATION

11 ENBROOK COURT, GROVEDALE, VIC 3216

PREPARED BY PATRICK IREDELL, HAYESWINCKLE, PHONE: 0430 057 580



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 ENBROOK COURT, GROVEDALE, VIC

3 2 2

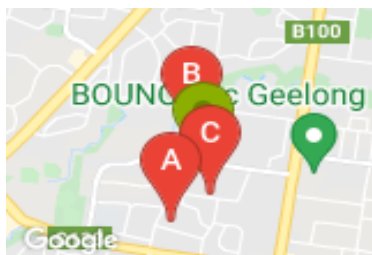
Indicative Selling Price

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

Price Range: \$745,000 to \$785,000

Provided by: Patrick Iredell, Hayeswinckle

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (House)

\$650,000

01 January 2021 to 31 December 2021

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.



7 TOMAH CRT, GROVEDALE, VIC 3216

3 2 4

Sale Price

\$768,000

Sale Date: 13/11/2021

Distance from Property: 414m



19 PARAM ST, GROVEDALE, VIC 3216

4 2 3

Sale Price

\$742,500

Sale Date: 28/10/2021

Distance from Property: 264m



50 GREENVILLE DR, GROVEDALE, VIC 3216

4 2 2

Sale Price

\$740,000

Sale Date: 04/12/2021

Distance from Property: 166m



This report has been compiled on 18/02/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 ENBROOK COURT, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range:

\$745,000 to \$785,000

Median sale price

Median price

\$650,000

Property type

House

Suburb

GROVEDALE

Period

01 January 2021 to 31 December 2021

Source

pricfinder

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

7 TOMAH CRT, GROVEDALE, VIC 3216	\$768,000	13/11/2021
19 PARAM ST, GROVEDALE, VIC 3216	\$742,500	28/10/2021
50 GREENVILLE DR, GROVEDALE, VIC 3216	\$740,000	04/12/2021

This Statement of Information was prepared on:

18/02/2022