

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

L/22 PIER ROAD GRANTVILLE VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$279,000

&

\$306,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Business

Suburb

Grantville

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

511 CORINELLA ROAD CORONET BAY VIC 3984	\$360,000	17-Oct-24
67 HADE AVENUE BASS VIC 3991	\$351,200	14-Aug-23
17 CUTTY SARK ROAD CORONET BAY VIC 3984	\$360,000	24-Nov-23

OR

B* ~~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.~~

This Statement of Information was prepared on: 25 November 2024



511 CORINELLA ROAD CORONET BAY VIC 3984

Sold Price

RS

\$360,000

Sold Date

17-Oct-24

2

1

1

Distance

7.8km



67 HADE AVENUE BASS VIC 3991

Sold Price

\$351,200

Sold Date

14-Aug-23

1

1

-

Distance

9.9km



17 CUTTY SARK ROAD CORONET BAY VIC 3984

Sold Price

\$360,000

Sold Date

24-Nov-23

2

1

-

Distance

8.05km

RS = Recent sale

UN = Undisclosed Sale

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