

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
locality and postcode

99 Church Street, Grovedale

Indicative selling price

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

Range Between

\$500,000

&

\$540,000

Median Sale Price

Median price

\$460,000

House

X

Suburb
or locality

Grovedale

Period - From

01/07/2017

to

30/06/2018

Source

Pricefinder

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
1. 93 Church Street, Grovedale	\$529,000	03/10/2017
2. 111 Church Street, Grovedale	\$571,000	02/06/2018
3. 14 Hindle Street, Grovedale	\$550,000	06/07/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.