

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 BRAZIER STREET, GRANTVILLE, VIC

3 2 2

Indicative Selling Price

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

Single Price: \$369,000

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

MEDIAN SALE PRICE



GRANTVILLE, VIC, 3984

Suburb Median Sale Price (House)

\$310,000

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.



2 HOPKINS DR, GRANTVILLE, VIC 3984

3 2 5

Sale Price

\$400,000

Sale Date: 10/02/2017

Distance from Property: 870m



3 WALKER CRT, GRANTVILLE, VIC 3984

3 2 2

Sale Price

\$372,500

Sale Date: 23/11/2016

Distance from Property: 433m



4 TATIARA DR, GRANTVILLE, VIC 3984

3 2 2

Sale Price

\$365,000

Sale Date: 09/04/2016

Distance from Property: 298m



This report has been compiled on 29/08/2017 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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4 ORCHID DR, GRANTVILLE, VIC 3984

4 2 2

Sale Price
\$390,000

Sale Date: 01/05/2017

Distance from Property: 441m



4 GARDINER WAY, GRANTVILLE, VIC 3984

4 2 2

Sale Price
\$371,000

Sale Date: 14/03/2017

Distance from Property: 164m



12 GARDINER WAY, GRANTVILLE, VIC 3984

4 2 2

Sale Price
\$371,000

Sale Date: 06/03/2017

Distance from Property: 100m



16 SAWYER WAY, GRANTVILLE, VIC 3984

4 2 2

Sale Price
\$380,000

Sale Date: 26/01/2017

Distance from Property: 67m



2 WALKER CRT, GRANTVILLE, VIC 3984

4 2 2

Sale Price
\$382,000

Sale Date: 22/10/2016

Distance from Property: 428m



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

32 BRAZIER STREET, GRANTVILLE, VIC 3984

Indicative selling price

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

Single Price:

\$369,000

Median sale price

Median price

\$310,000

House

Unit

Suburb

GRANTVILLE

Period

01 July 2016 to 30 June 2017

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
2 HOPKINS DR, GRANTVILLE, VIC 3984	\$400,000	10/02/2017
3 WALKER CRT, GRANTVILLE, VIC 3984	\$372,500	23/11/2016
4 TATIARA DR, GRANTVILLE, VIC 3984	\$365,000	09/04/2016
4 ORCHID DR, GRANTVILLE, VIC 3984	\$390,000	01/05/2017

4 GARDINER WAY, GRANTVILLE, VIC 3984	\$371,000	14/03/2017
12 GARDINER WAY, GRANTVILLE, VIC 3984	\$371,000	06/03/2017
16 SAWYER WAY, GRANTVILLE, VIC 3984	\$380,000	26/01/2017
2 WALKER CRT, GRANTVILLE, VIC 3984	\$382,000	22/10/2016