

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

11 Stewart Street 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

\$378,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$361,250

Property type

House

Suburb

Grantville

Period-from

01 Nov 2018

to

31 Oct 2019

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

25 Daisy Avenue Pioneer Bay VIC 3984	\$380,000	04-Apr-18
30 Sonia Crescent Pioneer Bay VIC 3984	\$365,000	14-Aug-18
23 Helen Street Pioneer Bay VIC 3984	\$370,000	05-Jun-18

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 2019



**25 Daisy Avenue Pioneer Bay VIC
3984**

 3  2  2

Sold Price

\$380,000

Sold Date

04-Apr-18

Distance

2.02km



**30 Sonia Crescent Pioneer Bay VIC
3984**

 3  2  1

Sold Price

\$365,000

Sold Date

14-Aug-18

Distance

2.07km



**23 Helen Street Pioneer Bay VIC
3984**

 4  1  1

Sold Price

\$370,000

Sold Date

05-Jun-18

Distance

2.2km

RS = Recent sale

UN = Undisclosed Sale

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