

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1 Lewis Court, Grovedale, VIC 3216

Indicative selling price

Single Price or Range between

\$361,000

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

Median sale price

Median Price \$492,000	Property Type House	Suburb GROVEDALE
Period From 05/06/2018	Period To 05/12/2019	Source Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	44 RESERVE ROAD GROVEDALE Price \$370,000 Date of Sale 04/10/2019 Land 695 sqm	3  2  2 
	1 HUME STREET GROVEDALE Price \$398,500 Date of Sale 26/08/2019 Land 714 sqm	  
	48 PIONEER ROAD GROVEDALE Price \$375,000 Date of Sale 09/08/2019 Land 562 sqm	3  1  2 