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	Property Type	Suburb
\$492,000	House	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

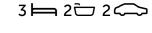


44 RESERVE ROAD GROVEDALE

Price \$370,000 Date of Sale 04/10/2019

Land 695 sqm

Land 714 sqm





1 HUME STREET GROVEDALE

Price \$398,500 **Date of Sale** 26/08/2019



48 PIONEER ROAD GROVEDALE

Price \$375,000 Date of Sale 09/08/2019 Land 562 sqm 3 **⇒** 1 **⇒** 2 **⇔**