



STATEMENT OF INFORMATION

96 GROVE ROAD, GROVEDALE, VIC-3216

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



96 GROVE ROAD, GROVEDALE, VIC 3216  3  2  2

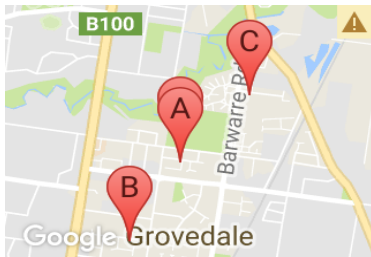
Indicative Selling Price

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

Price Range: **\$475,000 to \$490,000**

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (House)

\$445,500

01 October 2017 to 31 December 2017

Provided by: 

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.



14 KILLARNEY AVE, GROVEDALE, VIC 3216  4  2  2

Sale Price

\$482,000

Sale Date: 22/07/2017

Distance from Property: 79m



13 ALAN ST, GROVEDALE, VIC 3216  3  2  2

Sale Price

\$475,000

Sale Date: 01/08/2017

Distance from Property: 718m



10 WERNER AVE, MARSHALL, VIC 3216  3  2  2

Sale Price

\$472,500

Sale Date: 07/09/2017

Distance from Property: 604m



This report has been compiled on 05/02/2018 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

96 GROVE ROAD, GROVEDALE, VIC 3216

Indicative selling price

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

Price Range: \$475,000 to \$490,000

Median sale price

Median price \$445,500

House

Unit

Suburb

GROVEDALE

Period

01 October 2017 to 31 December 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
14 KILLARNEY AVE, GROVEDALE, VIC 3216	\$482,000	22/07/2017
13 ALAN ST, GROVEDALE, VIC 3216	\$475,000	01/08/2017
10 WERNER AVE, MARSHALL, VIC 3216	\$472,500	07/09/2017