

# STATEMENT OF INFORMATION

19 GRIFFITH STREET, GROVEDALE, VIC 3216

PREPARED BY YAN LIN, HAYESWINCKLE, PHONE: 0433 841 513

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 GRIFFITH STREET, GROVEDALE, VIC**

3 1 2

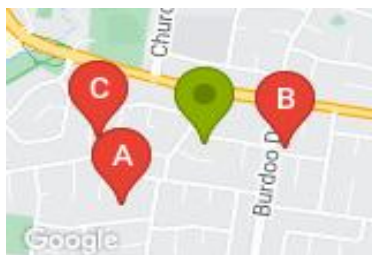
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$569,000 to \$619,000**

Provided by: Yan Lin, Hayeswinckle Highton

## MEDIAN SALE PRICE



**GROVEDALE, VIC, 3216**

Suburb Median Sale Price (House)

**\$677,500**

01 July 2022 to 30 June 2023

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.

**5 TATHRA CRT, GROVEDALE, VIC 3216**

3 2 4



Sale Price

**\$570,000**

Sale Date: 10/03/2023

Distance from Property: 352m



**14 DAVENTRY AVE, GROVEDALE, VIC 3216**

3 1 2



Sale Price

**\$575,500**

Sale Date: 28/01/2023

Distance from Property: 258m



**66 GLOUCESTER ST, GROVEDALE, VIC 3216**

3 1 1



Sale Price

**\$600,000**

Sale Date: 30/11/2022

Distance from Property: 348m



This report has been compiled on 11/09/2023 by Hayeswinckle Highton. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

19 GRIFFITH STREET, GROVEDALE, VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$569,000 to \$619,000

### Median sale price

Median price

\$677,500

Property type

House

Suburb

GROVEDALE

Period

01 July 2022 to 30 June 2023

Source



### 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

|                                       |           |            |
|---------------------------------------|-----------|------------|
| 5 TATHRA CRT, GROVEDALE, VIC 3216     | \$570,000 | 10/03/2023 |
| 14 DAVENTRY AVE, GROVEDALE, VIC 3216  | \$575,500 | 28/01/2023 |
| 66 GLOUCESTER ST, GROVEDALE, VIC 3216 | \$600,000 | 30/11/2022 |

This Statement of Information was prepared on:

11/09/2023