

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

2 Portview Avenue 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

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Grantville

Period-from

01 Jul 2020

to

30 Jun 2021

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

5 Buttonwood Way Grantville VIC 3984	\$489,500	11-Mar-21
14 Brazier Street Grantville VIC 3984	\$460,000	17-Oct-20
5 Gardiner Way Grantville VIC 3984	\$470,000	18-Oct-20

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: 19 July 2021


5 Buttonwood Way Grantville VIC 3984
 3  2  2

Sold Price

\$489,500

Sold Date

11-Mar-21

Distance

0.14km

14 Brazier Street Grantville VIC 3984
 3  3  3

Sold Price

\$460,000

Sold Date

17-Oct-20

Distance

0.35km

5 Gardiner Way Grantville VIC 3984
 -  -  -

Sold Price

\$470,000

Sold Date

18-Oct-20

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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