

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 GRADYS ROAD, METCALFE, VIC 3448



Indicative Selling Price

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

Price Range: \$350,000 to \$385,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



METCALFE, VIC, 3448

Suburb Median Sale Price (House)

\$333,750

01 January 2018 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 METCALFE-REDESDALE RD, METCALFE, VIC



Sale Price

\$360,000

Sale Date: 28/10/2016

Distance from Property: 177m



28 KYNETON-METCALFE RD, METCALFE, VIC



Sale Price

\$383,000

Sale Date: 22/03/2017

Distance from Property: 583m



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

2 GRADYS ROAD, METCALFE, VIC 3448

Indicative selling price

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Price Range: \$350,000 to \$385,000

Median sale price

Median price \$333,750

House

Unit

Suburb

METCALFE

Period 01 January 2018 to 31 March 2018

Source

 pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
7 METCALFE-REDESDALE RD, METCALFE, VIC 3448	\$360,000	28/10/2016
28 KYNETON-METCALFE RD, METCALFE, VIC 3448	\$383,000	22/03/2017