

STATEMENT OF INFORMATION

8 CUTHBERT COURT, GRAHAMVALE, VIC 3631

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 CUTHBERT COURT, GRAHAMVALE, VIC 4 2 6

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



GRAHAMVALE, VIC, 3631

Suburb Median Sale Price (House)

\$470,000

01 January 2017 to 31 December 2017

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.



2 JANET CRT, GRAHAMVALE, VIC 3631 3 2 2

Sale Price

\$470,000

Sale Date: 27/01/2017

Distance from Property: 451m



4 KOORYONG CRT, GRAHAMVALE, VIC 3631 4 3 8

Sale Price

\$485,000

Sale Date: 03/10/2017

Distance from Property: 764m



3 DAVIES DR, SHEPPARTON EAST, VIC 3631 4 2 1

Sale Price

\$449,000

Sale Date: 31/07/2017

Distance from Property: 1.6km



This report has been compiled on 19/02/2018 by Your Sold Real Estate. 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 8 CUTHBERT COURT, GRAHAMVALE, VIC 3631

Indicative selling price

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

Price Range: \$ 459,000

Median sale price

Median price \$470,000 House ☒ Unit ☐ Suburb GRAHAMVALE
Period 01 January 2017 to 31 December 2017 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
2 JANET CRT, GRAHAMVALE, VIC 3631	\$470,000	27/01/2017
4 KOORYONG CRT, GRAHAMVALE, VIC 3631	\$485,000	03/10/2017
3 DAVIES DR, SHEPPARTON EAST, VIC 3631	\$449,000	31/07/2017

