

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

52-54 Smith Street Grovedale VIC 3216

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Land

Suburb

Grovedale

Period-from

01 Feb 2021

to

31 Jan 2022

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

9 Stratford Court Grovedale VIC 3216	\$812,000	04-Jan-22
7 Birch Court Grovedale VIC 3216	\$750,000	25-Nov-21
24 Carstairs Close Grovedale VIC 3216	\$860,000	03-Jul-21

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: 07 February 2022



9 Stratford Court Grovedale VIC 3216

 4  3  2

Sold Price

^{RS}

\$812,000

Sold Date

04-Jan-22

Distance

0.95km



7 Birch Court Grovedale VIC 3216

 3  2  2

Sold Price

\$750,000

Sold Date

25-Nov-21

Distance

2.03km



24 Carstairs Close Grovedale VIC 3216

 4  2  3

Sold Price

\$860,000

Sold Date

03-Jul-21

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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