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

166 GROVE ROAD GROVEDALE

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Median sale price (*Delete house or unit as applicable) Median Brize \$648,000 Branerty type Heuron Suburb CROV/EDALE	Single Price		or range between	\$1,150,000	&	\$1,265,000			
Toperty type House Suburb GROVEDALE	Median Price	\$648,000 F	Property type	House	Suburb	GROVEDALE			

30 Apr 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2021

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.

to

Address of comparable property	Price	Date of sale
15 BASFORD COURT MARSHALL VIC 3216	\$940,000	10-Jan-22
74 STATION ROAD MARSHALL VIC 3216	\$1,150,000	30-Nov-21
147-149 BAILEY STREET GROVEDALE VIC 3216	\$1,125,000	18-Dec-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: 31 May 2022



Corelogic

consumer.vic.gov.au



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 15 BASFORD COURT MARSHALL
 Sold Price
 \$940,000
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 VIC 3216
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 Distance



74 STA 3216	TION R	OAD MARSHA	d Price	\$1,150,000	Sold Date	30-Nov-21	
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			Y STREET /IC 3216	Sold Prie	ce \$1,125,000	Sold Date	18-Dec-21
Th	₿3	2	م 8			Distance	0.49km

RS = Recent sale UN = Undisclosed Sale

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