

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

22 MUSCOVY DRIVE 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

\$679,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Grovedale

Period-from

01 Sep 2023

to

31 Aug 2024

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

4 LAGUNA PLACE GROVEDALE VIC 3216	\$702,000	22-Aug-24
54 GREENVILLE DRIVE GROVEDALE VIC 3216	\$700,000	13-Apr-24
5 ANNIES LANE GROVEDALE VIC 3216	\$700,000	23-Mar-24

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: 11 September 2024



4 LAGUNA PLACE GROVEDALE VIC 3216

 3  2  2

Sold Price

^{RS}

\$702,000

Sold Date

22-Aug-24

Distance

1.44km



54 GREENVILLE DRIVE GROVEDALE VIC 3216

 3  2  2

Sold Price

\$700,000

Sold Date

13-Apr-24

Distance

1.38km



5 ANNIES LANE GROVEDALE VIC 3216

 3  2  2

Sold Price

Sold Date

23-Mar-24

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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