

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

28 TEMT TERRACE 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

\$749,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Grovedale

Period-from

01 May 2022

to

30 Apr 2023

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

23 TEMT TERRACE GROVEDALE VIC 3216	\$740,000	04-Aug-22
18 PANABEH PLACE GROVEDALE VIC 3216	\$785,000	21-Oct-22
7 GEEJAYAR RISE GROVEDALE VIC 3216	\$752,500	30-Mar-23

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: 03 May 2023

**23 TEMT TERRACE GROVEDALE
VIC 3216**

4 2 2

Sold Price

\$740,000Sold Date **04-Aug-22**

Distance

0.05km**18 PANABEH PLACE GROVEDALE
VIC 3216**

4 2 2

Sold Price

\$785,000Sold Date **21-Oct-22**

Distance

0.11km**7 GEEJAYAR RISE GROVEDALE
VIC 3216**

3 2 2

Sold Price

^{RS}**\$752,500**Sold Date **30-Mar-23**

Distance

0.21km**RS** = Recent sale**UN** = Undisclosed Sale

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