

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

1928 WILLOW GROVE ROAD WILLOW GROVE VIC 3825

Indicative selling price

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

Single Price

\$985,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Farm

Suburb

Willow Grove

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

28 GLENBROOK PLACE WILLOW GROVE VIC 3825	\$882,500	20-Sep-22
22-24 BLUE ROCK ROAD WILLOW GROVE VIC 3825	\$735,000	25-Apr-22
16 BLUE ROCK ROAD WILLOW GROVE VIC 3825	\$800,000	18-Jan-22

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.~~

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28 GLENBROOK PLACE WILLOW GROVE VIC 3825

3 2 3

Sold Price **\$882,500** Sold Date **20-Sep-22**

Distance **2.85km**



22-24 BLUE ROCK ROAD WILLOW GROVE VIC 3825

4 2 2

Sold Price **\$735,000** Sold Date **25-Apr-22**

Distance **3.01km**



16 BLUE ROCK ROAD WILLOW GROVE VIC 3825

5 2 2

Sold Price **\$800,000** Sold Date **18-Jan-22**

Distance **3.03km**

RS = Recent sale UN = Undisclosed Sale

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