

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 or
locality and postcode

71 Greenville Drive, Grovedale Vic 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$540,000

&

\$590,000

Median sale price

Median price

\$572,000

Property Type

House

Suburb

Grovedale

Period - From

01/10/2020

to

31/12/2020

Source

REIV

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
1	45 Birkenhead Dr GROVEDALE 3216	\$600,000	14/09/2020
2	6 Birrilee Ct GROVEDALE 3216	\$580,000	14/09/2020
3	54 Greenville Dr GROVEDALE 3216	\$569,000	21/11/2020

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:

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Indicative Selling Price

\$540,000 - \$590,000

Median House Price

December quarter 2020: \$572,000



Property Type: House (Previously Occupied - Detached)

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



45 Birkenhead Dr GROVEDALE 3216 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 14/09/2020

Property Type: House (Res)

Land Size: 683 sqm approx



6 Birrilee Ct GROVEDALE 3216 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 14/09/2020

Property Type: House (Res)

Land Size: 635 sqm approx



54 Greenville Dr GROVEDALE 3216 (REI/VG)

Agent Comments



Price: \$569,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 604 sqm approx