

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

26 PARAM STREET 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Grovedale

Period-from

01 Dec 2023

to

30 Nov 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

20 PARAM STREET GROVEDALE VIC 3216	\$775,000	11-Nov-24
16 PARAM STREET GROVEDALE VIC 3216	\$817,500	21-Aug-23
6 GRANBY CRESCENT HIGHTON VIC 3216	\$820,000	07-Dec-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: 20 December 2024



**20 PARAM STREET GROVEDALE
VIC 3216**

3 2 2

Sold Price

^{RS}

\$775,000

Sold Date

11-Nov-24

Distance

0.05km



**16 PARAM STREET GROVEDALE
VIC 3216**

4 2 5

Sold Price

\$817,500

Sold Date

21-Aug-23

Distance

0.09km



**6 GRANBY CRESCENT HIGHTON
VIC 3216**

4 2 4

Sold Price

^{RS}

\$820,000

Sold Date

07-Dec-24

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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