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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

104 GROVE ROAD 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Grovedale

Period-from

01 Jan 2024

to

31 Dec 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

47 CHURCH STREET GROVEDALE VIC 3216	\$700,000	13-Oct-24
15 ELLESBY COURT GROVEDALE VIC 3216	\$662,500	23-Oct-24
5 PERENNIAL RISE GROVEDALE VIC 3216	\$720,000	15-Nov-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: 09 January 2025



**47 CHURCH STREET GROVEDALE
VIC 3216**

3 2 2

Sold Price

\$700,000

Sold Date

13-Oct-24

Distance

1.12km



**15 ELLESBY COURT GROVEDALE
VIC 3216**

3 2 2

Sold Price

^{RS} **\$662,500**

Sold Date

23-Oct-24

Distance

0.17km



**5 PERENNIAL RISE GROVEDALE
VIC 3216**

3 2 4

Sold Price

\$720,000

Sold Date

15-Nov-24

Distance

3.02km

RS = Recent sale

UN = Undisclosed Sale

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