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

17 Highfield Drive 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	\$550,000	&	\$600,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$648,500	Prop	erty type	ty type House		Suburb	Grovedale
Period-from	01 Mar 2021	to	28 Feb 2	2022	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	
136 Burdoo Drive Grovedale VIC 3216	\$600,000	09-Nov-21	
10 Beltana Street Grovedale VIC 3216	\$625,000	22-Oct-21	
1 Mayrah Court Grovedale VIC 3216	\$590,000	06-Oct-21	

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.

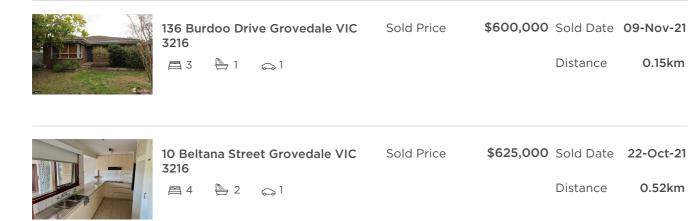
This Statement of Information was prepared on: 07 March 2022



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 ${\sf E} \ \ {\sf peter} @ whitford {\sf property.com.au} \\$



	1 Mayra	h Court	Grovedale VIC 3216	Sold Price	\$590,000	Sold Date	06-Oct-21
	昌 3	1	ç a 3			Distance	0.32km

RS = Recent sale UN = Undisclosed Sale

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