

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

5 MERINDA COURT 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Grovedale

Period-from

01 May 2021

to

30 Apr 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

23 RIATTA AVENUE GROVEDALE VIC 3216	\$695,000	11-Dec-21
2 ASHLEY COURT GROVEDALE VIC 3216	\$655,000	26-Mar-22
19 HOLLOWS COURT GROVEDALE VIC 3216	\$785,000	08-Dec-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: 10 May 2022



23 RIATTA AVENUE GROVEDALE VIC 3216

3 1 4

Sold Price

\$695,000

Sold Date

11-Dec-21

Distance

0.3km



2 ASHLEY COURT GROVEDALE VIC 3216

4 2 3

Sold Price

^{RS} **\$655,000**

Sold Date

26-Mar-22

Distance

0.9km



19 HOLLOWES COURT GROVEDALE VIC 3216

4 2 3

Sold Price

\$785,000

Sold Date

08-Dec-21

Distance

1km



1 PARKGATE LANE GROVEDALE VIC 3216

4 2 6

Sold Price

\$672,500

Sold Date

01-Apr-22

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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