

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

20 PATONGA CRESCENT 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

\$629,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,100

Property type

House

Suburb

Grovedale

Period-from

01 Dec 2021

to

30 Nov 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

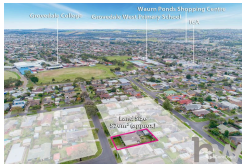
Date of sale

16 PATONGA CRESCENT GROVEDALE VIC 3216	\$647,000	09-Jul-21
21 KARANA AVENUE GROVEDALE VIC 3216	\$680,000	12-Jul-22
17 HIGHFIELD DRIVE GROVEDALE VIC 3216	\$637,000	02-Apr-22

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 February 2023



16 PATONGA CRESCENT GROVEDALE VIC 3216

4 2 1

Sold Price

\$647,000

Sold Date

09-Jul-21

Distance

0.04km



21 KARANA AVENUE GROVEDALE VIC 3216

4 1 5

Sold Price

\$680,000

Sold Date

12-Jul-22

Distance

0.07km



17 HIGHFIELD DRIVE GROVEDALE VIC 3216

3 1 1

Sold Price

\$637,000

Sold Date

02-Apr-22

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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