## 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

35 Diaz 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 \$599,000 & \$639,000	Single Price		or range between	\$599,000	&	\$639,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$626,750	Prop	erty type	e House		Suburb	Grovedale
Period-from	01 Feb 2021	to	31 Jan 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
57 Hewitt Drive Grovedale VIC 3216	\$617,700	13-Oct-21
229 Bailey Street Grovedale VIC 3216	\$655,000	13-Sep-21
29 Carstairs Close Grovedale VIC 3216	\$650,000	23-Nov-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: 02 February 2022





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57 Hewitt Drive Grovedale VIC 3216 Sold Price

**\$617,700** Sold Date 13-Oct-21

Distance

0.63km



229 Bailey Street Grovedale VIC

aa2

Sold Price

**\$655,000** Sold Date **13-Sep-21** 

3216

⇔ 2

Distance

0.36km



29 Carstairs Close Grovedale VIC 3216

Sold Price

\$650,000 Sold Date 23-Nov-21

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Distance

0.81km



33 Grove Road Marshall VIC 3216

Sold Price

\$618,000 Sold Date 08-Nov-21

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Distance

1.61km



29 Grove Road Marshall VIC 3216

⇔ 2

Sold Price

RS \$605,000 Sold Date 04-Dec-21

Distance

1.63km

**RS** = Recent sale

UN = Undisclosed Sale

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