

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

2/95 MARSHALLTOWN 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Grovedale

Period-from

01 Apr 2022

to

31 Mar 2023

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

3/145 TORQUAY ROAD GROVEDALE VIC 3216	\$455,000	24-Oct-22
11/9 MORETTI COURT MARSHALL VIC 3216	\$490,000	17-Oct-22
1/18 AUTUMN STREET BELMONT VIC 3216	\$522,000	16-Mar-23

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: 19 April 2023



**3/145 TORQUAY ROAD
GROVEDALE VIC 3216**

2 1 1

Sold Price **\$455,000** Sold Date **24-Oct-22**

Distance **0.82km**



**11/9 MORETTI COURT MARSHALL
VIC 3216**

2 1 1

Sold Price **\$490,000** Sold Date **17-Oct-22**

Distance **0.61km**



**1/18 AUTUMN STREET BELMONT
VIC 3216**

2 1 1

Sold Price ^{RS} **\$522,000** ^{UN} Sold Date **16-Mar-23**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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