

## 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

7 RAPHAEL COURT GROVEDALE VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Grovedale

Period-from

01 Jul 2023

to

30 Jun 2024

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

11 KLEMKE COURT GROVEDALE VIC 3216	740000	28-May-24
18 LEHMANN AVENUE GROVEDALE VIC 3216	715000	06-May-24
2 NORFOLK AVENUE GROVEDALE VIC 3216	705000	13-Feb-24

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: 15 July 2024



## 11 KLEMKE COURT GROVEDALE VIC 3216

4 2 2

Sold Price **740000** Sold Date **28-May-24**

Distance **1.12km**



## 18 LEHMANN AVENUE GROVEDALE VIC 3216

4 2 2

Sold Price <sup>RS</sup>**715000** Sold Date **06-May-24**

Distance **0.32km**



## 2 NORFOLK AVENUE GROVEDALE VIC 3216

4 2 2

Sold Price **705000** Sold Date **13-Feb-24**

Distance **1.27km**



## 3 BAMBRA COURT GROVEDALE VIC 3216

4 2 2

Sold Price <sup>RS</sup>**797000** Sold Date **14-May-24**

Distance **0.65km**



## 37 GHAZEETPORE ROAD WAURN PONDS VIC 3216

3 2 2

Sold Price <sup>RS</sup>**790000** Sold Date **15-Mar-24**

Distance **1.24km**



## 15 TETTENHALL RIDGE BELMONT VIC 3216

3 2 2

Sold Price **790000** Sold Date **25-Mar-24**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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