

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

17A RIMBOOL 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Grovedale

Period-from

01 Jun 2021

to

31 May 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

55 HEWITT DRIVE GROVEDALE VIC 3216	\$640,000	06-Apr-22
35 DIAZ DRIVE GROVEDALE VIC 3216	\$655,000	22-Feb-22
40 WARATAH PLACE GROVEDALE VIC 3216	\$600,000	05-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: 08 June 2022



55 HEWITT DRIVE GROVEDALE VIC 3216

Sold Price **\$640,000** Sold Date **06-Apr-22**

 3  1  2

Distance **1.41km**



35 DIAZ DRIVE GROVEDALE VIC 3216

Sold Price **\$655,000** Sold Date **22-Feb-22**

 3  2  1

Distance **0.79km**



40 WARATAH PLACE GROVEDALE VIC 3216

Sold Price **\$600,000** Sold Date **05-Apr-22**

 3  2  1

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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