## 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

21 Michael Court 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	\$549,000	&	\$589,000
-	between			

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$530,000	Prope	erty type	e House		Suburb	Grovedale
Period-from	01 Nov 2019	to	31 Oct 2	2020	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 Hyndford Court Grovedale VIC 3216	\$562,500	27-Mar-20
7 Moira Lane Grovedale VIC 3216	\$550,000	19-Oct-20
3-4 Barry Court Grovedale VIC 3216	\$560,000	22-Sep-20

#### 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: 16 November 2020





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11 Hyndford Court Grovedale VIC 3216

₾ 2

□ 3

**=** 3

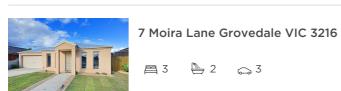
**=** 3

Sold Price

\$562,500 Sold Date 27-Mar-20

Distance

0.16km



 $\Leftrightarrow$  3

Sold Price

\*\$550,000 Sold Date 19-Oct-20

Distance

0.31km



3-4 Barry Court Grovedale VIC 3216 Sold Price

\$560,000 Sold Date 22-Sep-20

Distance

0.32km

₽ 2

₽ 2

**RS** = Recent sale

UN = Undisclosed Sale

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