

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 or
locality and postcode

2/17 Hindle Street, Grovedale Vic 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$509,000 & \$549,000

Median sale price

Median price \$459,000

Property Type Unit

Suburb Grovedale

Period - From 01/04/2021

to 31/03/2022

Source REIV

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
1	39 Diaz Dr GROVEDALE 3216	\$545,000	23/11/2021
2	1/47 Rossack Dr GROVEDALE 3216	\$543,000	30/01/2022
3	1/19 Hindle St GROVEDALE 3216	\$525,000	09/12/2021

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:

28/04/2022 09:58



Property Type:

Agent Comments

Comparable Properties



39 Diaz Dr GROVEDALE 3216 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 23/11/2021

Property Type: Unit

Land Size: 450 sqm approx



1/47 Rossack Dr GROVEDALE 3216 (VG)

Agent Comments



Price: \$543,000

Method: Sale

Date: 30/01/2022

Property Type: Flat/Unit/Apartment (Res)



1/19 Hindle St GROVEDALE 3216 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 09/12/2021

Property Type: Flat/Unit/Apartment (Res)