

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

11/5 Peter Street 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

\$439,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

Property type

Unit

Suburb

Grovedale

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/38 Peter Street Grovedale VIC 3216	\$419,630	28-Oct-19
1/22 Bieske Road Grovedale VIC 3216	\$435,500	30-Oct-20
1/3 Carbery Court Grovedale VIC 3216	\$440,000	22-Mar-21

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: 12 July 2021



1/38 Peter Street Grovedale VIC 3216

3 1 2

Sold Price

\$419,630

Sold Date

28-Oct-19

Distance

0.24km



1/22 Bieske Road Grovedale VIC 3216

3 1 2

Sold Price

\$435,500

Sold Date

30-Oct-20

Distance

0.29km



1/3 Carbery Court Grovedale VIC 3216

3 2 1

Sold Price

\$440,000

Sold Date

22-Mar-21

Distance

0.83km



1/4 Bradley Place Grovedale VIC 3216

3 2 1

Sold Price

\$455,000

Sold Date

08-Oct-20

Distance

1.4km



3/9 Chiller Court Grovedale VIC 3216

3 2 1

Sold Price

\$500,000

Sold Date

24-Mar-21

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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