

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

1170 MOE-WILLOW GROVE GROVE WILLOW GROVE VIC 3825

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

\$1,095,000

&

\$1,170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

Property type

House

Suburb

Willow Grove

Period-from

01 Dec 2022

to

30 Nov 2023

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

1150 MOE-WILLOW GROVE ROAD WILLOW GROVE VIC 3825	\$650,000	31-Jan-23
1159 MOE-WILLOW GROVE ROAD WILLOW GROVE VIC 3825	\$645,000	28-Apr-23
9 SCHOOL ROAD WILLOW GROVE VIC 3825	\$575,000	27-May-23

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 December 2023



**1150 MOE-WILLOW GROVE ROAD
WILLOW GROVE VIC 3825**

3 2 3

Sold Price

\$650,000

Sold Date

31-Jan-23

Distance

0.23km



**1159 MOE-WILLOW GROVE ROAD
WILLOW GROVE VIC 3825**

3 1 2

Sold Price

\$645,000

Sold Date

28-Apr-23

Distance

0.13km



**9 SCHOOL ROAD WILLOW GROVE
VIC 3825**

3 2 3

Sold Price

\$575,000

Sold Date

27-May-23

Distance

0.43km



**1201 WILLOW GROVE ROAD
WILLOW GROVE VIC 3825**

3 2 2

Sold Price

\$715,000

Sold Date

22-Jul-23

Distance

3.77km

RS = Recent sale

UN = Undisclosed Sale

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