

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

14 MANDAMA AVENUE 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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Grovedale

Period-from

01 Feb 2023

to

31 Jan 2024

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 ELINBANK DRIVE GROVEDALE VIC 3216	\$647,500	03-Apr-23
26 WARATAH PLACE GROVEDALE VIC 3216	\$680,000	25-Aug-23
80 MORUYA DRIVE GROVEDALE VIC 3216	\$640,000	14-Dec-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: 23 February 2024



**11 ELINBANK DRIVE GROVEDALE
VIC 3216**

Sold Price

\$647,500

Sold Date

03-Apr-23

 3  2  2

Distance

0.23km



**26 WARATAH PLACE GROVEDALE
VIC 3216**

Sold Price

\$680,000

Sold Date

25-Aug-23

 3  2  2

Distance

0.89km



**80 MORUYA DRIVE GROVEDALE
VIC 3216**

Sold Price

^{RS} **\$640,000**

Sold Date

14-Dec-23

 3  2  2

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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