

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

16 MOE-WILLOW GROVE ROAD 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Willow Grove

Period-from

01 Jun 2023

to

31 May 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

11-13 MOE-WILLOW GROVE ROAD WILLOW GROVE VIC 3825	\$650,000	20-Jun-23
7 SCHOOL ROAD WILLOW GROVE VIC 3825	\$735,000	19-Jan-24
17 SCHOOL ROAD WILLOW GROVE VIC 3825	\$625,000	15-Aug-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: 24 June 2024



**11-13 MOE-WILLOW GROVE ROAD
WILLOW GROVE VIC 3825**

 4  2  1

Sold Price

\$650,000

Sold Date

20-Jun-23

Distance

0.14km



**7 SCHOOL ROAD WILLOW GROVE
VIC 3825**

 3  2  4

Sold Price

\$735,000

Sold Date

19-Jan-24

Distance

0.3km



**17 SCHOOL ROAD WILLOW GROVE
VIC 3825**

 3  2  1

Sold Price

\$625,000

Sold Date

15-Aug-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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