

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/4 Thorogood Court, Grovedale VIC 3216

Indicative selling price

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

Range between

\$499,000

&

\$529,000

Median sale price

Median price

\$492,500

Property Type

Unit

Suburb

Grovedale

Period - From

21/11/2024

to

20/05/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/76 Church Street Grovedale VIC	\$492,500	06/03/2025
1/144 Bailey Street Grovedale VIC	\$495,000	24/11/2024
3/15 Matthews Street Grovedale VIC	\$510,000	07/04/2025

This Statement of Information was prepared on:

21/05/2025