

## 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

2 PANNELL COURT GROVEDALE VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Grovedale

Period-from

01 Sep 2022

to

31 Aug 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

8 HYATT COURT GROVEDALE VIC 3216	\$710,000	05-Aug-23
13 POLLEY COURT GROVEDALE VIC 3216	\$705,000	03-Jul-23
4 ALLAMBEE AVENUE GROVEDALE VIC 3216	\$647,500	21-Jun-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 September 2023



## 8 HYATT COURT GROVEDALE VIC 3216

Sold Price

<sup>RS</sup> \$710,000

Sold Date 05-Aug-23

3 2 2

Distance 0.44km



## 13 POLLEY COURT GROVEDALE VIC 3216

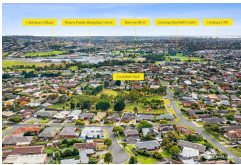
Sold Price

\$705,000

Sold Date 03-Jul-23

3 2 1

Distance 0.12km



## 4 ALLAMBEE AVENUE GROVEDALE VIC 3216

Sold Price

<sup>RS</sup> \$647,500

Sold Date 21-Jun-23

3 2 -

Distance 0.29km

RS = Recent sale

UN = Undisclosed Sale

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