

# 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 3 Hull 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)

Single price  or range between \$620,000 & \$650,000

### Median sale price

Median price \$659,000 Property type House Suburb GROVEDALE  
Period - From 19/06/2023 to 18/06/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 |
|---|---------------------------------------|-----------|--------------|
| 1 | 20 Felix Street Grovedale Vic 3216    | \$622,500 | 2023-07-06   |
| 2 | 4 Byron Court Grovedale Vic 3216      | \$640,000 | 2023-11-30   |
| 3 | 13 Carnarvon Drive Grovedale Vic 3216 | \$637,500 | 2024-04-27   |

This Statement of Information was prepared on: 19/06/2024

