

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

33 AINSLIE 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

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Grovedale

Period-from

01 Jun 2024

to

31 May 2025

Source

Realestate.com.au

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

17 GRIFFITH STREET GROVEDALE VIC 3216	\$750,000	11-Feb-25
25 DUBLIN DRIVE GROVEDALE VIC 3216	\$745,000	05-Feb-25
4 COTSWOLD COURT GROVEDALE VIC 3216	\$747,500	25-Mar-25

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: 02 June 2025

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17 GRIFFITH STREET GROVEDALE
VIC 3216

Sold Price

\$750,000

Sold Date

11-Feb-25

4

2

4

Distance

0.82km



25 DUBLIN DRIVE GROVEDALE VIC
3216

Sold Price

\$745,000

Sold Date

05-Feb-25

3

2

-

Distance

1.42km



4 COTSWOLD COURT GROVEDALE
VIC 3216

Sold Price

\$747,500

Sold Date

25-Mar-25

3

2

1

Distance

0.7km

RS = Recent sale UN = Undisclosed Sale

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