

# 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 53 Hewitt Drive, 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 \$595,000 & \$635,000

### Median sale price

Median price \$652,000 Property type House Suburb GROVEDALE  
Period - From 29/05/2023 to 28/05/2024 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	36 Gloucester Street Grovedale Vic 3216	\$\$600,000	2023-08-29
2	10 Milverton Court Grovedale Vic 3216	\$\$620,000	2023-10-04
3	33 Bickford Road Grovedale Vic 3216	\$\$612,000	2023-10-18

This Statement of Information was prepared on: 29/05/2024

