

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

67 PIONEER ROAD 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

or range
between

\$640,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,000

Property type

House

Suburb

Grovedale

Period-from

01 Jun 2022

to

31 May 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

12 CLEMENTINE COURT GROVEDALE VIC 3216	658000	13-Apr-23
8 CAMIRA COURT GROVEDALE VIC 3216	725000	30-Mar-23
6 CHAROLAIS COURT BELMONT VIC 3216	650000	11-Apr-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: 09 June 2023






Property Hub

- Do you know how much you can borrow?
- Do you have finance pre-approved?
- Have you engaged a conveyancer?

Armstrong Real Estate is a partner of the Getting Property Hub and can assist you along your property journey.

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12 CLEMENTINE COURT GROVEDALE VIC 3216

 3
 2
 2

Sold Price **658000** Sold Date **13-Apr-23**

Distance **1.53km**




8 CAMIRA COURT GROVEDALE VIC 3216




 3
 2
 2

Sold Price **725000** Sold Date **30-Mar-23**

Distance **0.29km**



6 CHAROLAIS COURT BELMONT VIC 3216

 -
 2
 2

Sold Price **650000** Sold Date **11-Apr-23**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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