

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

7 RAPHAEL COURT 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

\$769,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Grovedale

Period-from

01 Jun 2023

to

31 May 2024

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

3 BAMBRA COURT GROVEDALE VIC 3216	797000	14-May-24
37 GHAZEEPORE ROAD WAURN PONDS VIC 3216	790000	15-Mar-24
15 TETTENHALL RIDGE BELMONT VIC 3216	790000	25-Mar-24

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: 06 June 2024



**3 BAMBRA COURT GROVEDALE
VIC 3216**

4 2 2

Sold Price

^{RS} **797000**

Sold Date **14-May-24**

Distance **0.65km**



**37 GHAZEEPORE ROAD WAURN
PONDS VIC 3216**

3 2 2

Sold Price

^{RS} **790000**

Sold Date **15-Mar-24**

Distance **1.24km**



**15 TETTENHALL RIDGE BELMONT
VIC 3216**

3 2 2

Sold Price

790000

Sold Date **25-Mar-24**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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