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	17 Moruya Drive, Grovedale VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $680,000 & $730,000

Median sale price

Median price $675,000 Property Type House Suburb Grovedale

Period - From 01/06/2025 to 30/11/2025 Source Cotality™

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 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
20 Hollows Court Grovedale VIC 3216	$725,000	07/10/2025
32 Manet Avenue Grovedale VIC 3216	$689,000	10/10/2025
1 Yongala Court Grovedale VIC 3216	$700,000	27/09/2025

This Statement of Information was prepared on: 01/12/2025