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	1 Carbery 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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$395,000	Property type	Unit	Suburb	Grovedale
Period-from	01 Nov 2018	to	31 Oct 2019	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
2A Lewis Court Grovedale VIC 3216	$411,000	17-May-19
2/7 Param Street Grovedale VIC 3216	$415,500	17-Sep-19
2/6 Loris Close Grovedale VIC 3216	$407,000	09-Jul-19

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: 19 November 2019

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2A Lewis Court Grovedale VIC 3216 Sold Price **$411,000** Sold Date **17-May-19**

2 1 1 Distance **0.24km**



2/7 Param Street Grovedale VIC 3216 Sold Price **$415,500** Sold Date **17-Sep-19**

2 1 1 Distance **0.62km**



2/6 Loris Close Grovedale VIC 3216 Sold Price **$407,000** Sold Date **09-Jul-19**

3 2 1 Distance **0.97km**

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

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