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	3 Pannell Court, Grovedale, VIC 3216

Indicative selling price

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

Single price		or range between	$599,000	&	$649,000

Median sale price

Median price	$ 697,540	Property type	House	Suburb	GROVEDALE
Period - From	01/02/2022	to	31/01/2023	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	10 Wingarra Drive Grovedale Vic 3216	$620,000	2022-11-25
2	7 Winston Court Grovedale Vic 3216	$625,000	2022-11-05
3	9 Moruya Drive Grovedale Vic 3216	$650,000	2022-09-12

This Statement of Information was prepared on: 01/02/2023

CONSUMER AFFAIRS VICTORIA

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.