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 or locality and postcode	1/2 Rimbool Road, Grovedale Vic 3216

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $680,000 Property Type House Suburb Grovedale

Period - From 01/04/2024 to 30/06/2024 Source REIV

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
1	11/5 Peter St GROVEDALE 3216	$497,500	29/05/2024
2	1 Landra Ct GROVEDALE 3216	$525,000	15/05/2023
3	1b Lewis Ct GROVEDALE 3216	$505,000	30/03/2023

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: 16/09/2024 17:06

1/2 Rimbool Road, Grovedale Vic 3216



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Property Type:
Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median House Price
June quarter 2024: $680,000

Comparable Properties



11/5 Peter St GROVEDALE 3216 (REI/VG)

3 1 2

Agent Comments

Price: $497,500
Method: Private Sale
Date: 29/05/2024
Property Type: Townhouse (Res)

1 Landra Ct GROVEDALE 3216 (VG)

3 - -

Agent Comments

Price: $525,000
Method: Sale
Date: 15/05/2023
Property Type: House (Res)
Land Size: 402 sqm approx

1b Lewis Ct GROVEDALE 3216 (VG)

3 - -

Agent Comments

Price: $505,000
Method: Sale
Date: 30/03/2023
Property Type: House (Res)
Land Size: 323 sqm approx

Account - Jellis Craig | P: 03 5222 7325

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