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	9/11 Brandon Mews, Grovedale, VIC 3216

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $660,000 Property Type House Suburb GROVEDALE

Period - From 01/01/2024 to 10/11/2024 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	232 Bailey Street Grovedale Vic 3216	$605,000	2024-07-17
2	10 Werner Avenue Marshall Vic 3216	$630,000	2024-06-17
3	10 Diaz Drive Grovedale Vic 3216	$590,000	2024-02-19

This Statement of Information was prepared on: 11/11/2024

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.