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	13 Carstairs Close, Grovedale VIC 3216

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $498,750 Property Type Unit Suburb Grovedale

Period - From 22/07/2024 to 21/01/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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 eighteen months.

Address of comparable property	Price	Date of sale
1/19 Matthews Street Grovedale VIC	$580,000	25/10/2024
9/11 Brandon Mews Grovedale VIC	$615,000	20/01/2025
2/11 Byambee Court Grovedale VIC	$630,000	02/12/2024

This Statement of Information was prepared on: 23/01/2025