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	6 Byambee Court, Grovedale, VIC 3216

Indicative selling price

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

Range between $495,000 & $535,000

Median sale price

Median price $652,500 Property Type House Suburb Grovedale

Period - From 02/07/2023 to 01/01/2025 Source core_logic

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

A* 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 5 Seymour Close Grovedale Vic 3216	$522,500	2024-09-04
2 4 Mayton Court Grovedale Vic 3216	$540,000	2024-10-31
3 12 Kana Street Grovedale Vic 3216	$515,000	2024-09-05

This Statement of Information was prepared on: 02/01/2025