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	34 Karana Avenue, Grovedale VIC 3216

Indicative selling price

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

Range between $799,000 & $849,000

Median sale price

Median price $666,000 Property Type House Suburb Grovedale

Period - From 19/09/2024 to 18/03/2025 Source price_finder

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 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
65 Wingarra Drive Grovedale VIC	$830,000	24/02/2025
9 Klemke Court Grovedale VIC	$840,000	02/12/2024
4 Pindari Court Grovedale VIC	$850,000	20/11/2024

This Statement of Information was prepared on: 19/03/2025