# Statement of Information
# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 58 Gloucester Street, Grovedale VIC 3216 |

## Indicative selling price

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

Range between $625,000 & $675,000

## Median sale price

Median price $667,500 Property Type House Suburb Grovedale

Period - From 07/10/2024 to 06/04/2025 Source price_finder

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

**A*** These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|---|---|
| 26 Burdoo Drive Grovedale VIC | $635,000 | 25/11/2024 |
| 2 Elinbank Drive Grovedale VIC | $640,000 | 19/10/2024 |
| 10 Karana Avenue Grovedale VIC | $650,000 | 29/11/2024 |

This Statement of Information was prepared on: 07/04/2025