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	115 Marshalltown Road, Grovedale VIC 3216

Indicative selling price

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

Range between $670,000 & $700,000

Median sale price

Median price $667,000 Property Type House Suburb Grovedale

Period - From 02/11/2024 to 01/05/2025 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 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
18 Hoses Lane Grovedale VIC 3216	$726,000	13/12/2024
11 Carlina Court Marshall VIC 3216	$660,000	17/03/2025
15 Ellesby Court Grovedale VIC 3216	$672,000	19/11/2024

This Statement of Information was prepared on: 02/05/2025