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 Including suburb and postcode	2 Hull Court, Grovedale VIC 3216

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $665,000 Property Type House Suburb Grovedale

Period - From 06/11/2024 to 05/05/2025 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
11 Gloucester Street Grovedale VIC	$550,000	31/03/2025
51 Pioneer Road Grovedale VIC	$585,000	26/11/2024
7 Felix Street Grovedale VIC	$600,000	19/02/2025

This Statement of Information was prepared on: 06/05/2025