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	2/11 Michael Court, Grovedale VIC 3216

Indicative selling price

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

Range between $540,000 & $580,000

Median sale price

Median price $494,500 Property Type Unit Suburb Grovedale

Period - From 20/04/2025 to 19/10/2025 Source Cotality™

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
3/47 Rossack Drive Grovedale VIC 3216	$551,000	15/10/2025
3/31 Meadowvale Drive Grovedale VIC 3216	$551,000	24/07/2025
40 Stephen Street Belmont VIC 3216	$580,000	16/09/2025

This Statement of Information was prepared on: 20/10/2025