# 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

#### 11 GLOUCESTER STREET GROVEDALE VIC 3216

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	3000000	&	\$590,000				
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$665,000	Property type	House	Suburb	Grovedale				

28 Feb 2025

Source

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

01 Mar 2024

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
1 GRIFFITH STREET GROVEDALE VIC 3216	\$565,000	03-Feb-25
89 HEYERS ROAD GROVEDALE VIC 3216	\$590,000	24-Oct-24
51 PIONEER ROAD GROVEDALE VIC 3216	\$585,000	26-Nov-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 March 2025



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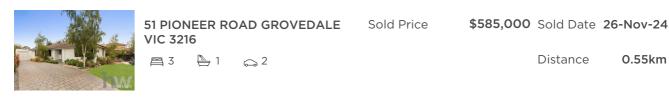
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- E josephtaranto@mcgrath.com.au



1 GRIFFITH STREET GROVEDALE VIC 3216			Sold Price	\$565,000	Sold Date	03-Feb-25
昌 4	1	ç <b>⇒</b> 2			Distance	0.22km



89 HEYERS ROAD GROVEDALE VIC 3216			AD GROVEDALE	Sold Price	\$590,000	Sold Date	24-Oct-24
	<b>=</b> 3	1	ç <sub>⇒</sub> 2			Distance	0.45km



RS = Recent sale UN = Undisclosed Sale

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