

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

84 MEADOWVALE DRIVE GROVEDALE VIC 3216

Indicative selling price

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

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Grovedale

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

43 CLYDESDALE WAY HIGHTON VIC 3216	\$1,420,000	28-Jan-23
25-27 GRANGE PARK DRIVE WAURN PONDS VIC 3216	\$1,820,000	08-Mar-23
85 SUNDERLAND ROAD WANDANA HEIGHTS VIC 3216	\$1,490,000	29-Sep-22

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: 15 November 2023


**43 CLYDESDALE WAY HIGHTON
VIC 3216**
 4  2  2

Sold Price \$1,420,000 Sold Date 28-Jan-23
Distance 4.27km

**25-27 GRANGE PARK DRIVE
WAURN PONDS VIC 3216**
 4  2  6

Sold Price \$1,820,000 Sold Date 08-Mar-23
Distance 1.48km

**85 SUNDERLAND ROAD
WANDANA HEIGHTS VIC 3216**
 4  3  2

Sold Price \$1,490,000 Sold Date 29-Sep-22
Distance 3.15km
RS = Recent sale

UN = Undisclosed Sale

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