

## 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 or  
locality and postcode

3/30 BURDOO DRIVE GROVEDALE 3216

#### Indicative selling price

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

Single price \$\*\*\*\*\* or range between \$475,000 & \$520,000

#### Median sale price

Median price

\$ 480,000

Property type

2 Bed unit

Suburb

GROVEDALE 3216

Period -  
From

01/02/2021

to

01/02/2022

Source

<https://www.realestate.com.au/neighbourhoods/grovedale-3216-vic>

#### 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**

1. 55 AMARINA CRESCENT GROVEDALE 3216	\$ 558,000	14/09/2021
2. 4/45 BURDOO DRIVE GROVEDALE 3216	\$ 455,000	16/07/2021
3. 2/19 BIESKE ROAD GROVEDALE 3216	\$ 437,000	20/09/2021

**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: 08/02/2022