

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

14 Perennial Rise, 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 \$685,000 & \$745,000

Median sale price

Median price \$658,750 Property type 3 bedroom House Suburb Grovedale VIC 3216

Period - From April 2021 to April 2022 Source Realestate.com.au

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. 30 Elinbank Drive, Grovedale VIC 3216	\$750,000	April 2022
2. 24 Dubin Drive, Grovedale VIC 3216	\$685,000	April 2022
3. 59 Rossack Drive, Grovedale VIC 3216	\$780,000	May 2022

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: 17/05/2022