

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

105 BURDOO 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

\$520

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,750

Property type

House

Suburb

Grovedale

Period-from

01 Nov 2021

to

31 Oct 2022

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

285 BOUNDARY ROAD MOUNT DUNEED VIC 3217	495000	24-Feb-22
13 HONEYEATER WAY MOUNT DUNEED VIC 3217	480000	13-Jul-22
52 MOTION DRIVE MOUNT DUNEED VIC 3217	465000	12-Apr-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: 16 November 2022

**285 BOUNDARY ROAD MOUNT
DUNEED VIC 3217**

Sold Price **495000** Sold Date **24-Feb-22**

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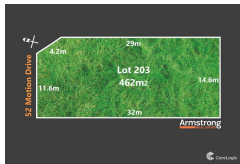
Distance **1.41km**

**13 HONEYEATER WAY MOUNT
DUNEED VIC 3217**

Sold Price **480000** Sold Date **13-Jul-22**

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Distance **1.15km**



**52 MOTION DRIVE MOUNT
DUNEED VIC 3217**

Sold Price **465000** Sold Date **12-Apr-22**

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Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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