

## 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

40 Riatta Avenue Grovedale VIC 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 \$500,000 & \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$495,500 Property type House Suburb Grovedale  
Period-from 01 Nov 2018 to 31 Oct 2019 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
30 Allambee Avenue Grovedale VIC 3216	\$575,000	17-Sep-19
16 Hansen Drive Grovedale VIC 3216	\$475,500	04-Jun-19
7 Timbarra Court Grovedale VIC 3216	\$516,000	20-May-19

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: 11 November 2019



**30 Allambee Avenue Grovedale VIC 3216** Sold Price **\$575,000<sup>UN</sup>** Sold Date **17-Sep-19**

4 2 2

Distance **1.82km**



**16 Hansen Drive Grovedale VIC 3216** Sold Price **\$475,500** Sold Date **04-Jun-19**

4 2 2

Distance **0.49km**



**7 Timbarra Court Grovedale VIC 3216** Sold Price **\$516,000** Sold Date **20-May-19**

4 2 2

Distance **1.29km**

RS = Recent sale      UN = Undisclosed Sale

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