



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Balblair Drive, GROVEDALE 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$489,000 - \$519,000

Median sale price

Median **House** for **GROVEDALE** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$460,000

Comparable property sales

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 the most comparable to the property for sale.

59 Smith Street,
Grovedale 3216

Price **\$545,000** Sold 22 May
2018

28 Muscovy Drive,
Grovedale 3216

Price **\$493,000** Sold 03
January 2018

10 Cashel Avenue,
Grovedale 3216

Price **\$516,000** Sold 13 June
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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