



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/8 Dennys Court,  
GROVEDALE 3216**

Unit

  
3 beds

  
1 baths

  
1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$419,000**

### Median sale price

Median **Unit** for **GROVEDALE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$387,500**

### 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.

**3/54 Torquay Road,**  
Belmont 3216

**Price \$420,000** Sold 06  
March 2019

**1/16 Southdown Cres,**  
Belmont 3216

**Price \$400,000** Sold 03 May  
2019

**3/101 Marshalltown Road,**  
Grovedale 3216

**Price \$395,000** Sold 07 June  
2019

### 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.

#### Prime Real Estate

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#### Contact agents



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