

Statement of Information

Sections 47AF of the Estate Agents Act 1980

35 Springhurst Crescent, GROVEDALE 3216

Indicative selling price

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

Range \$425,000 - \$455,000

Median sale price

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

Sourced from **Pricefinder**.

\$456,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

31 Patonga Cres,
Grovedale 3216

Price \$445,000 Sold 02 June
2018

21 Maramba Avenue,
Grovedale 3216

Price \$420,000 Sold 14 April
2018

77 Heyers Road,
Grovedale 3216

Price \$441,500 Sold 28
February 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.

House
3 beds 1 baths

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216

Contact agents



Michelle Winckle

03 5241 1488
0416 1179 78

michelle.winckle@hayeswinckle.com.au



Yan Lin

03 5241 1488
0433 841 513

yan.lin@hayeswinckle.com.au

[**hayeswinckle**]