

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

3 Emile Place, Grovedale VIC 3216

### Indicative selling price

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

Range between \$415,000 and \$455,000

### Median sale price

Median Price \$515,000 Suburb or locality Grovedale Property Type House

Source Price Finder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar 1/50 Hitchcock Avenue, Barwon Heads estate agents and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
46 Pioneer Road, Grovedale	\$420,000	15/03/2019
39 Burleigh Drive, Grovedale	\$450,000	02/11/2019
114 Burdoo Drive, Grovedale	\$441,500	02/11/2019