

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 DIAZ DRIVE, GROVEDALE, VIC

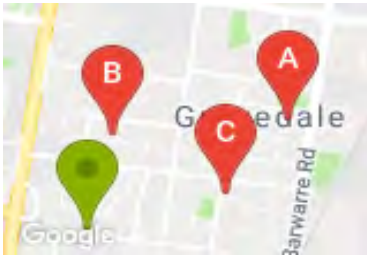
4 2 2

Indicative Selling Price

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

Price Range: **\$595,000 to \$625,000**

MEDIAN SALE PRICE



GROVEDALE, VIC, 3216

Suburb Median Sale Price (House)

\$460,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



24 CARSTAIRS CL, GROVEDALE, VIC 3216

4 2 3

Sale Price

\$621,000

Sale Date: 02/06/2018

Distance from Property: 759m



28 BARRY CRT, GROVEDALE, VIC 3216

4 2 2

Sale Price

***\$627,000**

Sale Date: 16/07/2018

Distance from Property: 348m



3 BALBLAIR DR, GROVEDALE, VIC 3216

4 2 2

Sale Price

***\$615,000**

Sale Date: 23/08/2018

Distance from Property: 468m



This report has been compiled on 10/09/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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