

Mark Mitchell

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

28 Beltana Street Grovedale VIC 3216

 3  1  -

## Indicative Selling Price

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

Range between \$370,000 & \$390,000

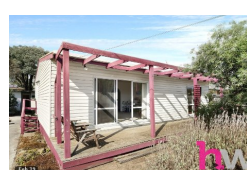
## Median Sale Price

\$495,000 Houses in Grovedale between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## 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 most comparable to the property for sale.



**13 Karana Avenue Grovedale VIC 3216**

 3  2  -

Sold Price

**\$370,000**

Sold Date

**12-Mar-19**

Distance

**0.75km**



**79 Pioneer Road Grovedale VIC 3216**

 3  1  1

Sold Price

**\$422,500**

Sold Date

**22-Mar-19**

Distance

**0.35km**



**48 Wingarra Drive Grovedale VIC 3216**

 3  1  3

Sold Price

**\$400,000**

Sold Date

**15-Nov-18**

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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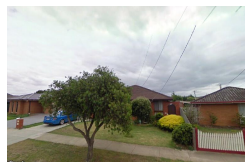
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**82 Pioneer Road Grovedale VIC  
3216**

3 2 -

Sold Price

**\$367,500**

Sold Date

**11-Feb-19**

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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