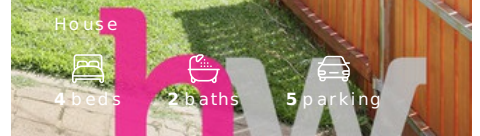




Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Kana Street,
GROVEDALE 3216**



Indicative selling price

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

Range \$425,000 - \$465,000

Median sale price

Median **House** for **GROVEDALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$487,750

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.

5 Yongala Court,
Grovedale 3216

Price \$431,000 Sold 04
October 2018

8 Beltana Street,
Grovedale 3216

Price \$452,500 Sold 04
March 2019

176 Heyers Road,
Grovedale 3216

Price \$472,000 Sold 16
January 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.

Team 3216 Pty Ltd t/as Hayeswinckle Agent

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