



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 Briar Court, GROVEDALE 3216

Indicative selling price

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

Range \$545,000 - \$575,000

Median sale price

Median **House** for **GROVEDALE** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$475,000

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 the most comparable to the property for sale.

86 Gloucester Street,
Grovedale 3216

Price \$550,000 Sold 07
November 2018

80 Wingarra Drive,
Grovedale 3216

Price \$550,000 Sold 17
October 2018

1 Gloucester Street,
Grovedale 3216

Price \$575,000 Sold 18
August 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.

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



Nyree Cartwright

03 5241 1488

nyree.cartwright@hayeswinckle.com.au

[**hayeswinckle**]