



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/8 Corang Avenue,  
GROVEDALE 3216**

### Indicative selling price

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

**Range \$399,000 - \$435,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$446,000**

### 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.

**4 Tetila Avenue,**  
Grovedale 3216

**Price \$446,000** Sold 13  
February 2018

**45 Hewitt Drive,**  
Grovedale 3216

**Price \$465,000** Sold 12  
November 2017

**1/101 Rossack Drive,**  
Grovedale 3216

**Price \$455,000** Sold 15  
October 2017

### 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.

House  
3 beds 1 baths 2 parking

### 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](mailto:michelle.winckle@hayeswinckle.com.au)



**Yan Lin**

03 5241 1488  
0433 841 513

[yan.lin@hayeswinckle.com.au](mailto:yan.lin@hayeswinckle.com.au)

[ hayeswinckle ]