

Statement of Information

Sections 47AF of the Estate Agents Act 1980

5 Ellen Close, GROVEDALE 3216

Indicative selling price

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

Range \$579,000 - \$619,000

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.

3 Balblair Drive,
Grovedale 3216

Price **\$615,000** Sold 16
August 2018

4 Hyndford Court,
Grovedale 3216

Price **\$592,000** Sold 28 July
2018

40 Diaz Drive,
Grovedale 3216

Price **\$605,000** Sold 25 July
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.

House

4 beds

2 baths

2 parking

**Team 3216 Pty Ltd t/as
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Contact agents



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