



Statement of Information

Sections 47AF of the Estate Agents Act 1980

31 Patonga Crescent, GROVEDALE 3216

House
3 beds 1 baths 2 parking

Indicative selling price

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

Range \$435,000 - \$455,000

Median sale price

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

Sourced from **Pricefinder**.

\$445,000

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.

15 Highfield Drive, Grovedale 3216	Price \$452,500 Sold 14 April 2018
68 Peter Street, Grovedale 3216	Price \$454,000 Sold 03 March 2018
39 Peter Street, Grovedale 3216	Price \$435,000 Sold 09 March 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.

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