

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**89 Heyers Road,  
GROVEDALE 3216**

### Indicative selling price

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

**Range from \$349,000 - \$379,000**

### Median sale price

Median **House** for **Grovedale** for period **Apr 2016 - Mar 2017**  
Sourced from **REA**.

**\$400,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**24 Gloucester Street,**  
Grovedale 3216

**Price \$375,000** Sold 05 April 2017

**21 Norfolk Avenue,**  
GROVEDALE 3216

**Price \$390,000** Sold 12 December 2016

**34 Wingarra Drive,**  
GROVEDALE 3216

**Price \$342,500** Sold 05 November 2016

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 REA.

House

  
**3 beds**

  
**1 baths**

  
**2 parking**

### Contact agents

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**Team 3216 Pty Ltd t/as Hayeswinckle  
Agent**

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