



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**9 Sheringa Crescent,
GROVEDALE 3216**

Indicative selling price

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

Range \$525,000 - \$555,000

Median sale price

Median **House** for **GROVEDALE** for period **Jan 2019 - Dec 2019**

Sourced from **Pricefinder**.

\$500,000

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.

76 Moruya Drive,
Grovedale 3216

Price **\$553,000** Sold 25
November 2019

152 Heyers Road,
Grovedale 3216

Price **\$545,000** Sold 19 June
2019

21 Dublin Drive,
Grovedale 3216

Price **\$550,000** Sold 23 May
2019

This Statement of Information was prepared on 13th Jan 2020

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 3220 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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