

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 6 Erindale Court, GROVEDALE 3216

### Indicative selling price

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

**Range \$499,000 - \$539,000**

### 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.

**8 Moona Court,**  
Grovedale 3216

**Price \$525,000** Sold 05  
December 2019

**27 Ainslie Avenue,**  
Grovedale 3216

**Price \$535,500** Sold 04  
October 2019

**48 Greenville Drive,**  
Grovedale 3216

**Price \$508,500** Sold 07  
November 2019

This Statement of Information was prepared on 10th 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.

House



3 beds



1 baths



2 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
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### Contact agents



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