



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

16 Birkenhead Drive,  
GROVEDALE 3216

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range from \$ 359,000 - \$ 389,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 401,250**

### 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 04 March 2017

**52 Pioneer Rd,**  
Grovedale 3216

**Price \$ 379,000** Sold 16 March 2017

**32 Church St,**  
Grovedale 3216

**Price \$ 378,000** Sold 28 March 2017

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.

### Contact agents

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