

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Titian 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 \$645,000 - \$685,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$486,000**

### 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.

**62 Meadowvale Drive,**  
Grovedale 3216

Price **\$975,000** Sold 22  
September 2018

**5 Clover Court,**  
Grovedale 3216

Price **\$7,275,000** Sold 21  
April 2018

**35 Meadowvale Drive,**  
Grovedale 3216

Price **\$1,070,000** Sold 16  
May 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.

House  
4 beds 2 baths 2 parking

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

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



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