



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

18 Illouera Avenue,  
GROVEDALE 3216

### Indicative selling price

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

**Range \$470,000 - \$510,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Oct 2017 - Oct 2018**

Sourced from **Core Logic**.

**\$476,250**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**30 Gloucester Street,**  
GROVEDALE 3216

Price **\$527,500** Sold 19 May  
2018

**141 Heyers Road,**  
GROVEDALE 3216

Price **\$463,000** Sold 05 May  
2018

**158 Heyers Road,**  
GROVEDALE 3216

Price **\$500,000** Sold 17 July  
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 Core Logic.

House

3 beds

1 baths

1 parking

### Gartland Property

71 Little Malop Street,  
Geelong VIC 3220

### Contact agents



**Nathan Ashton**

03 5224 2204  
0418 566 708

[nathan@gartland.com.au](mailto:nathan@gartland.com.au)

**GARTLAND**  
PROPERTY