

RT Edgar

STATEMENT OF INFORMATION

18th February 2019

Property offered for sale

39 Karana Avenue, Grovedale

Indicative selling price

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

Range between \$415,000 and \$455,000

Median sale price

Median Price \$497,000 Suburb or locality Grovedale Property Type House

Period From 18/02/2018 to 18/02/2019 Source REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar 1/50 Hitchcock Avenue, Barwon Heads estate agents and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 Mandama Avenue, Grovedale	\$475,000	26/11/2018
15 Birkenhead Drive, Grovedale	\$485,000	12/11/2018
5a Yongala Court, Grovedale	\$431,600	04/10/2018