



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**29 Allambee Avenue,
GROVEDALE 3216**

Indicative selling price

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

**Range from \$439,000 -
\$459,000**

Median sale price

Median **House** for **GROVEDALE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$412,500

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.

174 Heyers Rd,
Grovedale 3216

Price **\$433,500** Sold 10 June 2017

6 Sheringa Cres,
Grovedale 3216

Price **\$455,000** Sold 19 March 2017

9 Sheringa Cres,
Grovedale 3216

Price **\$450,000** Sold 22 September 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.

House

4 beds

2 baths

2 parking

Contact agents

 **Michelle Winckle**

03 5241 1488
0416 117 978

michelle.winckle@hayeswinckle.com.au

[hayeswinckle]

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

2/318 Pakington Street,
Newtown VIC 3220