

Statement of Information

Sections 47AF of the Estate Agents Act 1980

81 Smith Street,
GROVEDALE 3216

Indicative selling price

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

Range from \$ 435,000 - \$ 465,000

Median sale price

Median **House** for **GROVEDALE** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$ 405,000

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.

190 Barwarre Road,
GROVEDALE 3216

Price \$ 472,500 Sold 29 April 2017

19 Barry Court,
GROVEDALE 3216

Price \$ 465,000 Sold 13 April 2017

32 Hansen Drive,
GROVEDALE 3216

Price \$ 435,000 Sold 07 February 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


3 beds


2 baths


2 parking

Contact agents

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**Team 3216 Pty Ltd t/as
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