

Statement of Information

Sections 47AF of the Estate Agents Act 1980

9 Sheringa Cres, GROVEDALE 3216

Indicative selling price

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

**Range from \$399,000 -
\$438,900**

Median sale price

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

Sourced from **Pricefinder**.

\$408,000

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.

5 Seymour Close,
Grovedale 3216

Price **\$401,000** Sold 22 August 2017

13 Alan Street,
Grovedale 3216

Price **\$475,000** Sold 07 August 2017

17 Flower Court,
Grovedale 3216

Price **\$395,000** Sold 17 August 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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