

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Dunowie Court, GROVEDALE 3216

### Indicative selling price

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

**Range \$449,000 - \$479,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$430,000**

### 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.

**14 Hoses Lane,**  
Grovedale 3216

**Price \$492,000** Sold 11  
November 2017

**2 Stratford Court,**  
Grovedale 3216

**Price \$460,000** Sold 17  
February 2018

**9 Sheringa Crescent,**  
Grovedale 3216

**Price \$450,000** Sold 20  
September 2017

### 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 Pricefinder.

House



4 beds



2 baths



2 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
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### Contact agents



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