



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 12 Muscovy Drive, GROVEDALE 3216

### Indicative selling price

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

**Range \$445,000 - \$465,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$470,000**

### 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.

**2 Muscovy Drive,**  
Grovedale 3216

**Price \$462,000** Sold 07  
September 2018

**11 Plumber Court,**  
Grovedale 3216

**Price \$450,000** Sold 25 June  
2018

**4 Michael Court,**  
Grovedale 3216

**Price \$450,000** Sold 12 June  
2018

### 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  
3 beds 1 baths 2 parking

### Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



**Michelle Winckle**

03 5241 1488  
0416 1179 78

[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)



**Yan Lin**

03 5241 1488  
0433 841 513

[yan.lin@hayeswinckle.com.au](mailto:yan.lin@hayeswinckle.com.au)

[ hayeswinckle ]