



Statement of Information

Sections 47AF of the Estate Agents Act 1980

39 Muscovy Drive, GROVEDALE 3216

House



3 beds



2 baths



2 parking

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 **Apr 2016 - Mar 2017**

Sourced from **Pricefinder**.

\$ 402,500

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.

190 Barwarre Road,
Grovedale 3216

Price **\$ 472,500** Sold 29 April 2017

19 Barry Court,
Grovedale 3216

Price **\$ 465,000** Sold 26 April 2017

170 Barwarre Road,
Grovedale 3216

Price **\$ 445,000** Sold 23 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.

Contact agents

 **Michelle Winckle**

03 5241 1488
0416 117 978

michelle.winckle@hayeswinckle.com.au



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

79 Barrabool Road,
Highton VIC 3216