

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4/199-201 Bailey Street,
GROVEDALE 3216**

Indicative selling price

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

Range \$350,000 - \$385,000

Median sale price

Median **House** for **GROVEDALE** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$385,000

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.

5/79 Marshalltown Road,
Marshall 3216

Price \$357,000 Sold 24
January 2019

1/19 Church Street,
Grovedale 3216

Price \$349,000 Sold 25
October 2018

7/66 Station Street,
Marshall 3216

Price \$360,000 Sold 15 May
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



2 beds



1 baths



1 parking

**Team 3216 Pty Ltd t/as
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Contact agents



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