

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 32 Riatta Avenue, GROVEDALE 3216

### Indicative selling price

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

**Range \$469,000 - \$499,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$500,000**

### 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.

**53 Bieske Road,**  
Grovedale 3216

Price **\$530,000** Sold 14 June  
2019

**6 Riatta Avenue,**  
Grovedale 3216

Price **\$525,000** Sold 22 May  
2019

**15 Kana Street,**  
Grovedale 3216

Price **\$495,000** Sold 01  
March 2019

This Statement of Information was prepared on 16th Sep 2019

### 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



2 baths



1 parking

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

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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[ **hayeswinckle** ]