



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**176 Heyers Road,
GROVEDALE 3216**

House



3 beds



1 baths



1 parking

Indicative selling price

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

Range \$445,000 - \$475,000

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

2 Hull Court,
Grovedale 3216

Price \$455,000 Sold 14
August 2018

232 Bailey Street,
Grovedale 3216

Price \$480,000 Sold 30 July
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.

**Team 3216 Pty Ltd t/as
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