



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/41 Hindle Street,  
GROVEDALE 3216**

### Indicative selling price

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

**Range \$375,000 - \$395,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$487,500**

### 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.

<b>138 Church Street,</b> Grovedale 3216	<b>Price \$390,000</b> Sold 22 May 2018
<b>1/19 Hindle Street,</b> Grovedale 3216	<b>Price \$390,000</b> Sold 15 May 2018
<b>1/3 Nakita Court,</b> Grovedale 3216	<b>Price \$395,000</b> Sold 27 August 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  
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)



**Nyree Cartwright**

03 5241 1488  
0432 413 488

[nyree.cartwright@hayeswinckle.com.au](mailto:nyree.cartwright@hayeswinckle.com.au)

[ **hayeswinckle** ]