

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**9 Reserve Road,  
GROVEDALE 3216**

### Indicative selling price

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

**Range \$490,000 - \$515,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$429,500**

### 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.

**1 Luther Ave,**  
Grovedale 3216

**Price \$500,000** Sold 30  
August 2017

**5 Hyndford Court,**  
Grovedale 3216

**Price \$540,000** Sold 22  
November 2017

**53 Smith Street,**  
Grovedale 3216

**Price \$490,000** Sold 21 July  
2017

### 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

2 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



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**[ hayeswinckle ]**