



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**82 Grove Road,
GROVEDALE 3216**

House

4 beds

2 baths

2 parking

Indicative selling price

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

Range \$485,000 - \$525,000

Median sale price

Median **House** for **GROVEDALE** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$460,000

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.

10 Cashel Avenue, Grovedale 3216	Price \$516,000 Sold 13 June 2018
59 Smith Street, Grovedale 3216	Price \$545,000 Sold 22 May 2018
24 Pickerrall Avenue, Grovedale 3216	Price \$490,000 Sold 23 November 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.

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