



Statement of Information

Sections 47AF of the Estate Agents Act 1980

13 Karana Avenue, GROVEDALE 3216

Indicative selling price

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

Range \$359,000 - \$389,000

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.

8 Sturt Court,
Grovedale 3216

Price \$393,000 Sold 18
August 2018

5 Mountbatten St,
Grovedale 3216

Price \$405,000 Sold 17 July
2018

33 Pioneer Rd,
Grovedale 3216

Price \$385,000 Sold 11 June
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 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
Newtown VIC 3220

Contact agents



Stephen Thomas

52226555

0415 450 439

stephen.thomas@hayeswinckle.com.au



Luke Bennett

0448 483 049

luke.bennett@hayeswinckle.com.au

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