



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**29 Manet Avenue,
GROVEDALE 3216**

Indicative selling price

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

Range \$569,000 - \$599,000

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.

21 Manet Avenue ,
Grovedale 3216

Price **\$575,000** Sold 18
December 2017

21 Perennial Rise,
Grovedale 3216

Price **\$605,002** Sold 30
October 2017

12 Tetila Avenue,
Grovedale 3216

Price **\$610,000** Sold 20 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.

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