



Statement of Information

Sections 47AF of the Estate Agents Act 1980

5 Hyndford Court, GROVEDALE 3216

Indicative selling price

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

Range \$485,000 - \$515,000

Median sale price

Median **House** for **GROVEDALE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$415,000

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.

6 Alan Street,
GROVEDALE 3216

Price **\$485,000** Sold 03 May 2017

3 Carstairs Close,
GROVEDALE 3216

Price **\$462,500** Sold 15 December 2017

190 Barwarre Road,
GROVEDALE 3216

Price **\$472,500** Sold 29 April 2017

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

4 beds

2 baths

2 parking

Contact agents

 **Michelle Winckle**

03 5241 1488
0416 117 978

michelle.winckle@hayeswinckle.com.au

[hayeswinckle]

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216