



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**49 Burdoo Drive,  
GROVEDALE 3216**

### Indicative selling price

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

**Range \$449,000 - \$479,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$420,000**

### 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.

**7 Shelley Close,**  
GROVEDALE 3216

**Price \$520,000** Sold 22  
January 2018

**1 Portsmouth Crescent,**  
GROVEDALE 3216

**Price \$445,000** Sold 09  
December 2017

**24 Pickerrall Avenue,**  
GROVEDALE 3216

**Price \$490,000** Sold 06  
December 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



4 beds



2 baths



2 parking

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

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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