

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**7/199 Bailey Street,
GROVEDALE 3216**

Indicative selling price

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

Range \$360,000 - \$390,000

Median sale price

Median **House** for **MARSHALL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$390,000

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.

2/133 Grove Road,
Grovedale 3216

Price \$365,000 Sold 14 May
2019

3/15 Bieske Road,
Grovedale 3216

Price \$370,000 Sold 09
April 2019

2/6 Verdal Court,
Grovedale 3216

Price \$390,000 Sold 19
February 2019

This Statement of Information was prepared on 17th Oct 2019

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



2 beds



1 baths



1 parking

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

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Contact agents



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