



Statement of Information

Sections 47AF of the Estate Agents Act 1980

31 Coolabah Drive, GROVEDALE 3216

House

3 beds

2 baths

1 parking

Indicative selling price

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

Range \$499,000 - \$549,000

Median sale price

Median **House** for **GROVEDALE** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$445,000

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

9 Coolabah Drive,
Grovedale 3216

Price \$520,000 Sold 28
March 2018

41 Amarina Crescent,
Grovedale 3216

Price \$550,000 Sold 24
March 2018

20 Mulholland Crescent,
Grovedale 3216

Price \$516,000 Sold 02
February 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 3219 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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