

Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 Clover Court, GROVEDALE 3216

Indicative selling price

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

Range \$549,000 - \$589,000

Median sale price

Median **House** for **GROVEDALE** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$500,000

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.

66 Moruya Drive,
Grovedale 3216

Price \$517,000 Sold 05
February 2019

45 Meadowvale Drive,
Grovedale 3216

Price \$550,000 Sold 13
December 2018

59 Moruya Drive,
Grovedale 3216

Price \$516,500 Sold 28
November 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.

House



3 beds



2 baths



2 parking

**Team 3212 Pty Ltd t/as
Hayeswinckle Agent**

Shop 5, 3-5 Forest Road,
South Lara VIC 3212

Contact agents



Michelle Winckle

03 5241 1488
0416 1179 78

michelle.winckle@hayeswinckle.com.au