



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 72 Wingarra 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 \$519,000 - \$559,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$470,000**

### 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.

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| <b>80 Wingarra Drive,</b><br>Grovedale 3216  | <b>Price \$550,000</b> Sold 17<br>October 2018 |
| <b>101 Wingarra Drive,</b><br>Grovedale 3216 | <b>Price \$540,000</b> Sold 05 June<br>2018    |
| <b>1 Illouera Avenue,</b><br>Grovedale 3216  | <b>Price \$530,000</b> Sold 02 July<br>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 3216 Pty Ltd t/as Hayeswinckle Agent

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### Contact agents



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