

Statement of Information

Sections 47AF of the Estate Agents Act 1980

35 Meadowvale Dr, GROVEDALE 3216

Indicative selling price

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

Range \$950,000 - \$1,045,000

Median sale price

Median **House** for **GROVEDALE** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$410,000

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.

43 Meadowvale Dr,
Grovedale 3216

Price **\$1,020,000** Sold 04
April 2017

28 Barossa Crt,
Waurin Ponds 3216

Price **\$972,500** Sold 13
August 2016

15 Vanessa Ave,
Highton 3216

Price **\$950,000** Sold 17
September 2016

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 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
Newtown VIC 3220

Contact agents



Ray Rounds

03 5241 1488
0417 335 576

ray.rounds@hayeswinckle.com.au



Michelle Winckle

03 5241 1488
0416 117978

michelle.winckle@hayeswinckle.com.au

[**hayeswinckle**]