

Statement of Information

Sections 47AF of the Estate Agents Act 1980



5 Edna Way, Grovedale

3 2 2

Indicative selling price: \$440,000 - \$460,000

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

Bed Bath Car

Grovedale

Median House Price: \$400,000

Period From: 17/03/2016

Source: Pricfinder

Median Unit Price:

Period to: 17/03/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
3 Edna Way, Grovedale	House	4	2	2	\$462,500	10/11/2016	461 Approx
170 Barwarre Road, Grovedale	House	3	2	2	\$445,000	23/02/2017	602 Approx
19 Barry Court, Grovedale	House	3	2	2	465000	26/04/2017	565 Approx

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 02 June 2017

Agent Details

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