

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 HOLLOWS COURT, GROVEDALE, VIC**

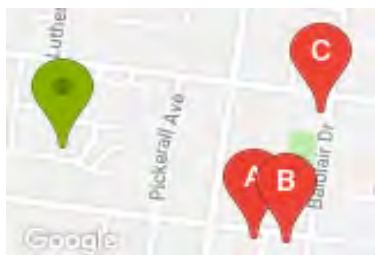
3 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$450,000**

### MEDIAN SALE PRICE



**GROVEDALE, VIC, 3216**

**Suburb Median Sale Price (House)**

**\$500,000**

01 April 2018 to 31 March 2019

Provided by: pricefinder

### COMPARABLE PROPERTIES

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 most comparable to the property for sale.



**8 MUSCOVY DR, GROVEDALE, VIC 3216**

3 2 3

**Sale Price**

**\*Withheld**

Sale Date: 08/05/2019

Distance from Property: 349m



**12 MUSCOVY DR, GROVEDALE, VIC 3216**

3 1 4

**Sale Price**

**\$468,000**

Sale Date: 17/02/2019

Distance from Property: 401m



**2 BALBLAIR DR, GROVEDALE, VIC 3216**

2 2 4

**Sale Price**

**\$465,000**

Sale Date: 05/04/2019

Distance from Property: 422m



This report has been compiled on 26/06/2019 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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