



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**16/31 Meadowvale Drive,
GROVEDALE 3216**

Indicative selling price

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

Range \$529,000 - \$549,000

Median sale price

Median **House** for **GROVEDALE** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$500,000

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.

9 Tabulam Court, Grovedale 3216	Price \$530,000 Sold 28 April 2019
200 Heyers Road, Grovedale 3216	Price \$405,000 Sold 09 July 2019
152 Heyers Road, Grovedale 3216	Price \$545,000 Sold 19 June 2019

This Statement of Information was prepared on 4th Oct 2019

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.



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