



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 13 Dalyston Street, GROVEDALE 3216

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$495,000 - \$535,000

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.

4 Verdal Court,
Grovedale 3216

Price **\$525,000** Sold 25 July
2019

9 Moona Court,
Grovedale 3216

Price **\$515,500** Sold 03
December 2018

14 Sandalwood Court,
Grovedale 3216

Price **\$530,000** Sold 09 May
2018

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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