

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 33 Grove Road, MARSHALL 3216

### Indicative selling price

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

**Range \$425,000 - \$465,000**

### Median sale price

Median **House** for **MARSHALL** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$465,500**

### 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.

**8 Leghorn Way,**  
Marshall 3216

Price **\$455,000** Sold 05  
November 2018

**12 Adair Court,**  
Marshall 3216

Price **\$470,000** Sold 27  
September 2018

**38 Drews Road,**  
Marshall 3216

Price **\$495,000** Sold 14  
November 2018

This Statement of Information was prepared on 16th Sep 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.

House



3 beds



1 baths



2 parking

**Team 3222 Pty Ltd t/as  
Hayeswinckle Agent**

Shop 5, 8 High Street,  
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### Contact agents



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