

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 20 Felix Street, GROVEDALE 3216

Indicative selling price

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

Range \$445,000 - \$485,000

Median sale price

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

Sourced from **Pricefinder**.

\$496,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

287 Torquay Road,
Grovedale 3216 **Price \$465,000** Sold 27 June 2019

2 Jutland Court,
Grovedale 3216 **Price \$481,000** Sold 08 February 2019

20 Mandama Avenue,
Grovedale 3216 **Price \$480,000** Sold 03 December 2018

This Statement of Information was prepared on 18th Nov 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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