



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 1 Hartwick Court, GROVEDALE 3216

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$560,000 - \$610,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$498,000**

### 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.

**30 Allambee Avenue,**  
Grovedale 3216

Price **\$575,000** Sold 17  
September 2019

**12 Moruya Drive,**  
Grovedale 3216

Price **\$615,000** Sold 30 April  
2019

**5 Hartwick Court,**  
Grovedale 3216

Price **\$625,000** Sold 01  
February 2019

This Statement of Information was prepared on 8th 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.

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents

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