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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

16 Hansen Drive Grovedale VIC 3216

 4  2  1

Indicative Selling Price

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

Single Price \$495,000













Median Sale Price

\$489,000 Houses in Grovedale between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | | | | | |
|---|---|------------|------------------|-----------|------------------|
|  | 2 Riatta Avenue Grovedale VIC 3216  5  3  1 | Sold Price | \$535,000 | Sold Date | 06-Oct-18 |
| | | | | Distance | 0.79km |
|  | 9 Garie Court Grovedale VIC 3216  3  2  4 | Sold Price | \$512,000 | Sold Date | 25-Jul-18 |
| | | | | Distance | 1.49km |
|  | 20 Lansdowne Court Grovedale VIC 3216  3  2  2 | Sold Price | \$500,000 | Sold Date | 10-Oct-18 |
| | | | | Distance | 0.52km |

RS = Recent sale

UN = Undisclosed Sale

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