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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

21 Pioneer Road Grovedale VIC 3216

 3  1  2

Indicative Selling Price

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

Single Price \$469,000

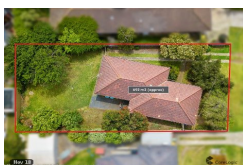











Median Sale Price

\$495,000 Houses in Grovedale between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

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 most comparable to the property for sale.

	18 Illouera Avenue Grovedale VIC 3216  3  1  1	Sold Price	\$470,000	Sold Date	14-Jan-19
				Distance	1.34km
	34 Pioneer Road Grovedale VIC 3216  3  1  2	Sold Price	\$470,000	Sold Date	22-Oct-18
				Distance	0.14km
	42 Church Street Grovedale VIC 3216  3  1  2	Sold Price	\$470,000	Sold Date	28-May-19
				Distance	0.78km

RS = Recent sale UN = Undisclosed Sale

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