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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Muscovy Drive Grovedale VIC 3216

3 2 2

Indicative Selling Price

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

Range between $479,000 & $499,000

Median Sale Price

$488,000 Houses in Grovedale between 01 Apr 2018 - 31 Mar 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.



19 Diaz Drive Grovedale VIC 3216 Sold Price **$510,000** Sold Date **09-May-18**

3 2 2 Distance **0.28km**



28 Killarney Avenue Grovedale VIC 3216 Sold Price **$479,000** Sold Date **12-Dec-18**

3 2 2 Distance **1.03km**



177 Heyers Road Grovedale VIC 3216 Sold Price **$513,000** Sold Date **19-Sep-18**

3 2 2 Distance **2.83km**

RS = Recent sale **UN** = Undisclosed Sale

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