

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**8/31 Meadowvale Drive,  
GROVEDALE 3216**

### Indicative selling price

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

**Range \$399,000 - \$439,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$500,000**

### 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 the most comparable to the property for sale.

**1/71 Rossack Drive,**  
Grovedale 3216

Price **\$440,000** Sold 09 May  
2019

**200 Heyers Road,**  
Grovedale 3216

Price **\$405,000** Sold 09 July  
2019

**152 Heyers Road,**  
Grovedale 3216

Price **\$545,000** Sold 19 June  
2019

This Statement of Information was prepared on 6th 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.

Townhouse

3 beds

2 baths

1 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
East Geelong VIC 3219

### Contact agents



**Stacey Billerwell**

03 5229 4440  
0419 713 330

[stacey.hayes@hayeswinckle.com.au](mailto:stacey.hayes@hayeswinckle.com.au)



**Jayden Overall**

03 5229 4440  
0400 911 740

[jayden.overall@hayeswinckle.com.au](mailto:jayden.overall@hayeswinckle.com.au)

[ **hayeswinckle** ]