



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Peter Street,  
GROVEDALE 3216**

### Indicative selling price

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

**Range \$409,000 - \$439,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$445,000**

### 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.

**13 Stratford Court,**  
Grovedale 3216

Price **\$432,000** Sold 23  
November 2017

**9 Loris Close,**  
Grovedale 3216

Price **\$446,000** Sold 14  
November 2017

**68 Peter Street,**  
Grovedale 3216

Price **\$454,000** Sold 03  
March 2018

### 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.

House



3 beds



2 baths



1 parking

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

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



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