



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**4 Pit Street,
GROVEDALE 3216**

Indicative selling price

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

Range \$489,000 - \$529,000

Median sale price

Median **House** for **GROVEDALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$487,500

Comparable property sales

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

29 Manet Avenue,
Grovedale 3216

Price \$570,000 Sold 12
October 2018

11 Bundaleer Avenue,
Grovedale 3216

Price \$550,000 Sold 28
March 2018

7 Raphael Court,
Grovedale 3216

Price \$530,000 Sold 18
December 2018

This Statement of Information was prepared on 2nd Dec 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.

House
3 beds 2 baths 2 parking

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
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Contact agents



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