



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 1/38 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 \$399,500 - \$439,000**

#### Median sale price

Median **Unit** for **GROVEDALE** for period **Jan 2019 - Oct 2019**

Sourced from **Pricefinder**.

**\$388,750**

#### 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.

**5 Burdoo Drive,**  
Grovedale 3216

**Price \$410,000** Sold 30  
September 2019

**28 Cairstairs Close,**  
Grovedale 3216

**Price \$435,000** Sold 20  
September 2019

**16 Matthews St,**  
Grovedale 3216

**Price \$422,000** Sold 14  
August 2019

This Statement of Information was prepared on 11th Oct 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.

#### Stockdale & Leggo St h Barwon

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#### Contact agents



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**Stockdale  
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