

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 31 Brettim Boulevard, GROVEDALE 3216

### Indicative selling price

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

**Single price \$545,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$485,000**

### 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.

**9 Geejayar Rise,**  
Grovedale 3216

Price **\$542,500** Sold 22 June  
2019

**101 Wingarra Drive,**  
Grovedale 3216

Price **\$540,000** Sold 05 June  
2018

**72 Wingarra Drive,**  
Grovedale 3216

Price **\$545,000** Sold 01  
November 2018

This Statement of Information was prepared on 25th Sep 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  
4 beds 2 baths 2 parking

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

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



Yan Lin

03 5241 1488  
0433 841 513  
[yan.lin@hayeswinckle.com.au](mailto:yan.lin@hayeswinckle.com.au)



Matthew Roberts

5222 6555  
0488 616 754  
[matthew.roberts@hayeswinckle.com.au](mailto:matthew.roberts@hayeswinckle.com.au)

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