

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 10 Petkell Parade, GROVEDALE 3216

### Indicative selling price

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

**Range \$749,000 - \$799,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$500,000**

### 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.

**15 Janmar Court,**  
Grovedale 3216

Price **\$752,000** Sold 18  
December 2018

**12 Blackheath Mews,**  
Waurndale 3216

Price **\$750,000** Sold 10  
August 2019

**3 Spectrum Drive,**  
Mount Duneed 3217

Price **\$766,000** Sold 10  
April 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.

House

5 beds

3 baths

2 parking

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

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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