



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5/46 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 \$365,000 - \$385,000**

### Median sale price

Median **HOUSE** for **GROVEDALE** for period **Oct 2018 - Oct 2019**

Sourced from **Pricefinder**.

**\$390,000**

### 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.

**2/21 Bieske Road,**  
Grovedale 3216

**Price \$399,000** Sold 27  
February 2019

**2/6 Verdai Court,**  
Grovedale 3216

**Price \$352,000** Sold 19  
February 2019

**2/2 Jenolan Avenue,**  
Grovedale 3216

**Price \$352,000** Sold 09  
March 2019

This Statement of Information was prepared on 1st 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

169 A High Street,  
Belmont VIC 3216

#### Contact agents



**David Graham**  
Stockdale & Leggo

03 5241 1888  
0450 800 552

[dgraham@stockdaleleggo.com.au](mailto:dgraham@stockdaleleggo.com.au)

**Stockdale  
& Leggo**