

#### Philip Hiddleston

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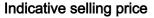
## Statement of Information

Single residential property located outside the Melbourne metropolitan area

# Property offered for sale

Address Including suburb and postcode

31 Peter Street Grovedale VIC 3216



For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$649,000	<del>or range</del> <del>between</del>	&	

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$600,000	Prop	erty type		House	Suburb	Grovedale	
Period-from	01 Nov 2020	to	31 Oct 2	2021	Source		Corelogic	

## Comparable property sales (\*Delete A or B below as applicable)

A\* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
32 Ainslie Avenue Grovedale VIC 3216	\$653,000	30-Oct-21
8 Yongala Court Grovedale VIC 3216	\$625,000	07-Oct-21
14 Springhurst Crescent Grovedale VIC 3216	\$660,000	06-Oct-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 November 2021







Section 47AF of the Estate Agents Act 1980



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T	32 Ainslie Avenue Grovedale VIC 3216 ☐ 3	Sold Price	<sup>RS</sup> <b>\$653,000</b> S	Sold Date Distance	30-Oct-21 0.79km
	8 Yongala Court Grovedale VIC 3216	Sold Price	\$625,000 s	Sold Date Distance	07-Oct-21 1.32km



	14 Springhurst Crescent Grovedale VIC 3216			Sold Price	<sup>RS</sup> \$660,000	Sold Date	06-Oct-21
R.	่ 📇 3	1	ça 2			Distance	1.47km

#### RS = Recent sale UN = Undisclosed Sale

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