

STATEMENT OF INFORMATION

34 PETER STREET, GROVEDALE, VIC 3216

PREPARED BY YAN LIN, HAYESWINCKLE, PHONE: 0433 841 513



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

34 PETER STREET, GROVEDALE, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$445,000 to \$475,000

Median sale price

Median price

\$505,000

Property type

House

Suburb

GROVEDALE

Period

01 January 2019 to 31 December 2019

Source

 pricefinder

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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 FELIX ST, GROVEDALE, VIC 3216	*\$483,000	19/01/2020
15 PIONEER RD, GROVEDALE, VIC 3216	\$470,000	18/10/2019
23 KARANA AVE, GROVEDALE, VIC 3216	\$477,500	05/09/2019

This Statement of Information was prepared on: 04/02/2020



Dear Wolfgang,

I'm writing in regards to your property at 8 Chiller Crt, Grovedale

Here at Hayeswinckle we do things a little different.

With 5 offices surrounding Geelong, We get to see over 800 buyers every weekend through our many open homes. This is a huge advantage in getting a home SOLD and is essential in achieving a great price.

I will be in your area and am happy to talk to you about how Hayeswinckle would get your property SOLD. I have personally sold 3 properties very similar to yours at the top end of the range in the last 2 weeks. I'd be very happy to discuss how I can do this for you.

If you are interested in hearing about the Hayeswinckle way and would like to meet further for an obligation FREE chat then please give me a call or drop me an email.

We cant believe your property hasn't SOLD, we can show you all property's that we have sold similar to yours, with lots of further information ie: how many groups through each open, how many email enquires, and how many phone enquires and how many offers.

This is an absolutely free and complimentary service.



To Book your appointment please contact me direct on
0432 413 488

Kind Regards
Nyree Cartwright
Sales Consultant

Please disregard if you are currently in Authority