



Statement of Information

Sections 47AF of the Estate Agents Act 1980

227 Torquay Road,
GROVEDALE 3216

Indicative selling price

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

Range \$399,000 - \$429,000

Median sale price

Median **House** for **GROVEDALE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$415,000

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.

9 Loris Close,
Grovedale 3216

Price **\$446,000** Sold 14 October 2017

14 Springhurst Crescent,
Grovedale 3216

Price **\$426,000** Sold 05 September 2017

109 Wingarra Drive,
Grovedale 3216

Price **\$415,000** Sold 26 July 2017

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.

Contact agents

 **Peter Norman**

03 5241 1488

0424 167 567

peter.norman@hayeswinckle.com.au

[hayeswinckle]

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

79 Barrabool Road,
Highton VIC 3216