



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4/107-109 Torquay Rd,
GROVEDALE 3216**

Indicative selling price

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

Range \$300,000 - \$320,000

Median sale price

Median **House** for **GROVEDALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$487,500

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.

**9 Autumn St,
Belmont 3216**

Price \$323,000 Sold 20
November 2018

**6/7 Isabella St,
Grovedale 3216**

Price \$322,000 Sold 15
October 2018

**6/26 Autumn St,
Belmont 3216**

Price \$325,000 Sold 20
August 2018

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.

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

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