

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/273 Torquay Road,  
GROVEDALE 3216**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$320,000**

### Median sale price

Median **Unit** for **Grovedale** for period **Jan 2017 - Jul 2017**

Sourced from **Realestate.com**.

**\$320,000**

### 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.

**4/15 Greenville Drive,**  
Grovedale 3216

**Price \$320,000** Sold 28 July 2017

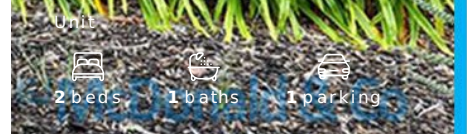
**4/46 Peter Street,**  
Grovedale 3216

**Price \$310,000** Sold 06 March 2017

**1/79 Wingarra Drive,**  
Grovedale 3216

**Price \$329,000** Sold 17 January 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 Realestate.com.



### Contact agents

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