



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**12 Moruya Drive,  
GROVEDALE 3216**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$589,000 - \$629,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Dec 2018 - Apr 2019**

Sourced from **Pricefinder**.

**\$515,000**

### 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.

**80 Pethajohn Pde,**  
Grovedale 3216

Price **\$622,500** Sold 03  
February 2019

**24 Hume Street,**  
Grovedale 3216

Price **\$600,000** Sold 09  
December 2018

**1 Benari Crt,**  
Grovedale 3216

Price **\$586,000** Sold 17  
September 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.

### Stockdale & Leggo St h Barwon

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### Contact agents



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**Stockdale  
& Leggo**