



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**30 Peddles Road,  
TRIDA 3953**

House

2 beds

1 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 \$350,000 - \$385,000**

### Median sale price

**Not provided**

### 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.

<b>1938 Yarragon-Leongatha Road,</b> Allambee 3823	<b>Price \$408,000</b> Sold 04 January 2018
<b>300 Grandridge Road,</b> Seaview 3821	<b>Price \$410,000</b> Sold 16 September 2019
<b>890 Yarragon-Leongatha Road,</b> Yarragon South 3823	<b>Price \$410,000</b> Sold 20 March 2018

This Statement of Information was prepared on 4th Oct 2019

### 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 Pricerfinder.

### Ray White Drouin

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Drouin VIC 3818

### Contact agents



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**RayWhite**