



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**5/1 Perrett Street,
GROVEDALE 3216**

Unit



2 beds



1 baths



1 parking

Indicative selling price

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

Range \$315,000 - \$345,000

Median sale price

Median Unit for **GROVEDALE** for period **Oct 2019 - Oct 2019**

Sourced from **Pricefinder**.

\$395,000

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.

2/15 Hansen Drive, Grovedale 2316	Price \$300,000 Sold 15 April 2019
3/118 Moruya Drive, Grovedale 3216	Price \$327,500 Sold 26 April 2019
4/42 Greenville Drive, Grovedale 3216	Price \$342,500 Sold 30 September 2019

This Statement of Information was prepared on 29th 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 Pricefinder.

Stockdale & Leggo St h Barwon

169 A High Street,
Belmont VIC 3216

Contact agents



Reception Sth Barwon
Stockdale & Leggo

(03) 5241 1888

sthbarwon@stockdaleleggo.com.au

**Stockdale
& Leggo**