

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 5 Pethajohn Parade, GROVEDALE 3216

Indicative selling price

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

Range \$675,000 - \$695,000

Median sale price

Median **House** for **GROVEDALE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$550,000

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.

193 Heyers Road,
Grovedale 3216

Price **\$655,000** Sold 03
December 2018

33 Oakwood Cres,
Wurn Ponds 3216

Price **\$670,000** Sold 30 June
2018

2 Bordeaux Drive,
Wurn Ponds 3216

Price **\$695,000** Sold 13
August 2019

This Statement of Information was prepared on 15th 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.

House
4 beds 2 baths 2 parking

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
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Contact agents

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