



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3/197 Torquay Road,  
GROVEDALE 3216**

Unit



2 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$285,000 - \$313,500**

### Median sale price

Median **Unit** for **GROVEDALE**, for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$388,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**3/119 Pioneer Road,**  
Grovedale 3216

Price **\$345,000** Sold 08  
August 2019

**2/15 Hansen Drive,**  
Grovedale 3216

Price **\$300,000** Sold 16  
April 2019

**3/118 Moruya Drive,**  
Grovedale 3216

Price **\$327,500** Sold 22 April  
2019

This Statement of Information was prepared on 17th 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.

### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

### Contact agents



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