



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Cadarga Court, GROVEDALE 3216

### Indicative selling price

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

**Range \$599,000 - \$649,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$415,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**114 Rossack Dr,**  
Waurndale 3216

Price **\$622,000** Sold 03 May 2017

**121 Rossack Dr,**  
Grovedale 3216

Price **\$620,000** Sold 18 February 2017

**5 Tetila Ave,**  
Grovedale 3216

Price **\$635,000** Sold 16 May 2017

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.

### Contact agents

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