

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

135 Rossack Drive,  
GROVEDALE 3216

### Indicative selling price

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

**Range from \$580,000 -  
\$610,000**

### Median sale price

Median **House** for **GROVEDALE** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$402,500**

### 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.

**121 Rossack Drive,**  
GROVEDALE 3216      Price **\$620,000** Sold 18 February 2017

**27 Pethajohn Parade,**  
GROVEDALE 3216      Price **\$665,000** Sold 19 March 2017

**5 Tetila Avenue,**  
GROVEDALE 3216      Price **\$635,000** Sold 19 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.

House

4 beds

2 baths

2 parking

### Contact agents

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