

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



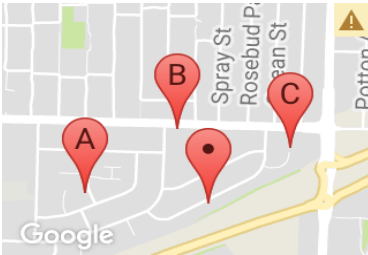
**31 DEIGHTON DRIVE, ROSEBUD, VIC 3939**  4  2  2

### Indicative Selling Price

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

Price Range: **\$480,000 to \$500,000**

## MEDIAN SALE PRICE



### ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

**\$485,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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 most comparable to the property for sale.



**8 GLASSON ST, ROSEBUD, VIC 3939**

 3  2  2

Sale Price

**\*\$505,000**

Sale Date: 22/04/2017

Distance from Property: 402m



**131 EASTBOURNE RD, ROSEBUD, VIC 3939**

 4  2  3

Sale Price

**\$500,000**

Sale Date: 13/04/2017

Distance from Property: 285m



**16 FARRINGTON CRT, ROSEBUD, VIC 3939**

 3  1  4

Sale Price

**\*\$525,000**

Sale Date: 06/05/2017

Distance from Property: 329m



This report has been compiled on 17/07/2017 by Real Estate Alliance Victoria Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

31 DEIGHTON DRIVE, ROSEBUD, VIC 3939

### Indicative selling price

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

Price Range: \$480,000 to \$500,000

### Median sale price

Median price \$485,000

House

Unit

Suburb

ROSEBUD

Period 01 July 2016 to 30 June 2017

Source



### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 GLASSON ST, ROSEBUD, VIC 3939	*\$505,000	22/04/2017
131 EASTBOURNE RD, ROSEBUD, VIC 3939	\$500,000	13/04/2017
16 FARRINGTON CRT, ROSEBUD, VIC 3939	*\$525,000	06/05/2017