



Statement of Information

Sections 47AF of the Estate Agents Act 1980

403 Waterfall Gully Road, ROSEBUD 3939

House



3 beds



1 baths



0 parking

Indicative selling price

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

Single price \$575,000

Median sale price

Median **House** for **ROSEBUD** for period **May 2017 - Aug 2017**

Sourced from **Property Data**.

\$541,500

Comparable property sales

These are the three properties sold within two kilo metres 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.

19 Walpole Avenue, Rosebud 3939	Price \$595,000 Sold 17 June 2017
17 Leura Crescent, Rosebud 3939	Price \$585,000 Sold 23 June 2017
57 Elwers Road, Rosebud 3939	Price \$561,000 Sold 15 July 2017

Contact agents

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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 Property Data.