

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



141 EASTBOURNE ROAD, ROSEBUD, VIC 3 2 1

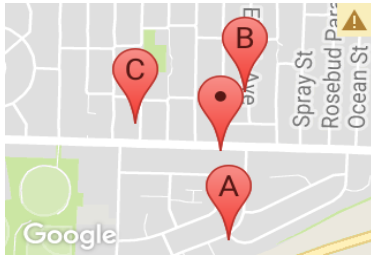
Indicative Selling Price

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

Price Range: 750,000 to 825,000

Provided by: Robert Magnano, eview Group Southern Peninsula

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

\$523,000

01 July 2017 to 30 September 2017

Provided by: pricfinder

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.



55 DEIGHTON DR, ROSEBUD, VIC 3939 3 1 4

Sale Price

***\$635,000**

Sale Date: 16/09/2017

Distance from Property: 316m



186 EIGHTH AVE, ROSEBUD, VIC 3939 3 2 1

Sale Price

***\$606,000**

Sale Date: 09/09/2017

Distance from Property: 223m



66 BANKSIA PL, ROSEBUD, VIC 3939 4 2 2

Sale Price

***\$605,000**

Sale Date: 16/08/2017

Distance from Property: 293m

This report has been compiled on 11/10/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

141 EASTBOURNE ROAD, ROSEBUD, VIC 3939

Indicative selling price

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Price Range: 750,000 to 825,000

Median sale price

Median price \$523,000

House

Unit

Suburb

ROSEBUD

Period 01 July 2017 to 30 September 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
55 DEIGHTON DR, ROSEBUD, VIC 3939	*\$635,000	16/09/2017
186 EIGHTH AVE, ROSEBUD, VIC 3939	*\$606,000	09/09/2017
66 BANKSIA PL, ROSEBUD, VIC 3939	*\$605,000	16/08/2017