

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



386 WATERFALL GULLY ROAD,

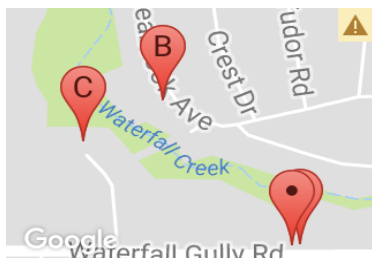
3 2 2

Indicative Selling Price

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

Price Range: \$750,000 to \$825,000

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

\$550,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



384 WATERFALL GULLY RD, ROSEBUD, VIC

3 2 8

Sale Price

\$911,000

Sale Date: 23/02/2017

Distance from Property: 14m



20 SEABROOK AVE, ROSEBUD, VIC 3939

4 2 6

Sale Price

\$820,000

Sale Date: 27/04/2017

Distance from Property: 332m



18 ROLLINGS CL, ROSEBUD, VIC 3939

5 2 2

Sale Price

\$790,000

Sale Date: 26/02/2017

Distance from Property: 386m



This report has been compiled on 23/02/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - 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

386 WATERFALL GULLY ROAD, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range:

\$750,000 to \$825,000

Median sale price

Median price

\$550,000

House

X

Unit

Suburb

ROSEBUD

Period

01 January 2017 to 31 December 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
384 WATERFALL GULLY RD, ROSEBUD, VIC 3939	\$911,000	23/02/2017
20 SEABROOK AVE, ROSEBUD, VIC 3939	\$820,000	27/04/2017
18 ROLLINGS CL, ROSEBUD, VIC 3939	\$790,000	26/02/2017