

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 30 Ashenden Square, ROSEBUD 3939

### Indicative selling price

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

**Range from \$495,000 -  
\$544,500**

### Median sale price

Median **House** for **ROSEBUD** for period **Aug 2016 - Aug 2017**  
Sourced from **Pricefinder**.

**\$495,000**

### 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 the most comparable to the property for sale.

**129 Second Avenue,** Price **\$500,000** Sold 03 June 2017  
Rosebud 3939

**133 Second Avenue,** Price **\$490,000** Sold 30 March 2017  
Rosebud 3939

**140 Third Avenue,** Price **\$520,000** Sold 20 March 2017  
Rosebud 3939

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



3 beds



2 baths



2 parking

### Contact agents



**Darrin Marr**  
Stockdale & Leggo

03 5987 3233  
0409 066 933

[darrin.marr@stockdaleleggo.com.au](mailto:darrin.marr@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo Dromana-  
Rosebud**

1159-1165 Point Nepean Road,  
Rosebud VIC 3939