
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 **57A Murray Anderson Rd, Rosebud**

Indicative selling price

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

or range between \$680,000 & \$730,000

Median sale price

Median price \$508,000 *Unit X Suburb Rosebud

Period - From Nov, 2017 to Feb, 2018 Source www.realestate.com.au

Comparable property sales

A* 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
8A South Rd, Rosebud	\$722,000	27 th July 2017
1/3 Pengana St, Rosebud	\$730,000	11 th Nov 2017
5/783 Point Nepean Rd, Rosebud	\$685,000	18 th July 2017

Property data source: www.realestate.com.au. Amended on 9 March, 2018