

STATEMENT OF INFORMATION

3/5 WINDELLA AVENUE, ROSEBUD, VIC 3939

PREPARED BY JULES ALEXANDER, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/5 WINDELLA AVENUE, ROSEBUD, VIC

2 1 1

Indicative Selling Price

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

Price Range: \$495,000 to \$530,000

Provided by: Jules Alexander, eview Group Southern Peninsula

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (Unit)

\$482,500

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.



1/183 EASTBOURNE RD, ROSEBUD, VIC 3939

2 2 2

Sale Price

***\$500,000**

Sale Date: 06/02/2018

Distance from Property: 509m



2/72 WARRANILLA AVE, ROSEBUD, VIC 3939

2 1 1

Sale Price

***\$515,000**

Sale Date: 02/12/2017

Distance from Property: 142m



2/68 WARRANILLA AVE, ROSEBUD, VIC 3939

2 1 1

Sale Price

\$508,000

Sale Date: 11/11/2017

Distance from Property: 114m



This report has been compiled on 07/02/2018 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 3/5 WINDELLA AVENUE, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range: \$495,000 to \$530,000

Median sale price

Median price \$482,500 House ☐ 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
1/183 EASTBOURNE RD, ROSEBUD, VIC 3939	*\$500,000	06/02/2018
2/72 WARRANILLA AVE, ROSEBUD, VIC 3939	*\$515,000	02/12/2017
2/68 WARRANILLA AVE, ROSEBUD, VIC 3939	\$508,000	11/11/2017

