

STATEMENT OF INFORMATION

8 WOONTON STREET, ROSEBUD, VIC 3939

PREPARED BY JULES ALEXANDER, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 WOONTON STREET, ROSEBUD, VIC 3939  3  2  2

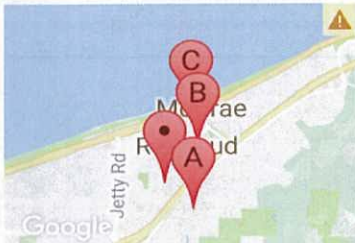
Indicative Selling Price

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

Price Range: \$645,000 to \$725,000

Provided by: Jules Alexander, eview Group Southern Peninsula

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

\$525,000

01 October 2016 to 30 September 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.



1/43 HILLMAN AVE, MCCRAE, VIC 3938  3  2  2

Sale Price

\$665,000

Sale Date: 15/09/2017

Distance from Property: 551m



1/2 CAMERON ST, ROSEBUD, VIC 3939  3  2  2

Sale Price

***\$720,000**

Sale Date: 21/10/2017

Distance from Property: 715m



745 POINT NEPEAN RD, ROSEBUD, VIC 3939  3  2  1

Sale Price

\$740,000

Sale Date: 21/05/2017

Distance from Property: 1.1km



This report has been compiled on 29/11/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - 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 8 WOONTON STREET, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range: \$645,000 to \$725,000

Median sale price

Median price \$525,000 House ☐ Unit ☒ Suburb ROSEBUD

Period 01 October 2016 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
1/43 HILLMAN AVE, MCCRAE, VIC 3938	\$665,000	15/09/2017
1/2 CAMERON ST, ROSEBUD, VIC 3939	*\$720,000	21/10/2017
745 POINT NEPEAN RD, ROSEBUD, VIC 3939	\$740,000	21/05/2017

