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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Lyon Street Rosebud VIC 3939

2 1 1

Indicative Selling Price

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

Range between \$475,000 & \$495,000

Median Sale Price

\$590,000 Houses in Rosebud between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



46 Elwers Road Rosebud VIC 3939 Sold Price **\$580,000** Sold Date **26-Feb-19**
 2 1 1 Distance **0.19km**



15 Overlea Avenue Rosebud VIC 3939 Sold Price **\$500,000** Sold Date **08-Dec-18**
 1 1 1 Distance **0.41km**



60 Elwers Road Rosebud VIC 3939 Sold Price **\$500,000** Sold Date **18-Feb-18**
 3 1 1 Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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