

STATEMENT OF INFORMATION

113 FOAM STREET, ROSEBUD, VIC 3939

PREPARED BY ROBERT MAGNANO, FREEDOM PROPERTY, PHONE: 0425 772 073



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 FOAM STREET, ROSEBUD, VIC 3939

4 2 2

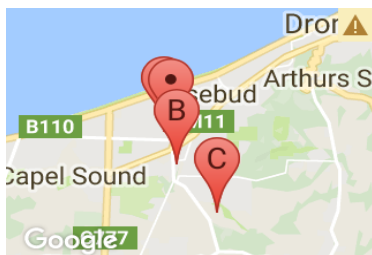
Indicative Selling Price

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

Price Range: 700,000 to 770,000

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

\$619,500

01 January 2018 to 31 March 2018

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.



135 ROSEBUD PDE, ROSEBUD, VIC 3939

4 2 4

Sale Price

****\$702,000**

Sale Date: 24/02/2018

Distance from Property: 185m



60 FLINDERS AVE, ROSEBUD, VIC 3939

4 2 2

Sale Price

\$750,000

Sale Date: 14/02/2018

Distance from Property: 858m



15 PENINSULA SANDS BVD, ROSEBUD, VIC

4 2 2

Sale Price

\$782,000

Sale Date: 29/01/2018

Distance from Property: 2.5km



This report has been compiled on 13/04/2018 by Freedom Property. 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

113 FOAM STREET, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range:

700,000 to 770,000

Median sale price

Median price

\$619,500

House

X

Unit


Suburb

ROSEBUD

Period

01 January 2018 to 31 March 2018

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
135 ROSEBUD PDE, ROSEBUD, VIC 3939	**\$702,000	24/02/2018
60 FLINDERS AVE, ROSEBUD, VIC 3939	\$750,000	14/02/2018
15 PENINSULA SANDS BVD, ROSEBUD, VIC 3939	\$782,000	29/01/2018