

RT Edgar

STATEMENT OF INFORMATION

21 September 2017

Property offered for sale

12B Morgan Street, Rosebud 3939

Indicative selling price

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

Range
between

\$575,000

&

\$632,500

Median sale price

Median price	\$495,000	House	X	Unit	Suburb or locality	Rosebud
Period - From	September 2016	to	September 2017	Source	Core Logic	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Rye estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 30 Foam Street, Rosebud	\$550,000	June 2017
2 84 Fourth Avenue, Rosebud	\$650,000	June 2017
3 30 Spray Street, Rosebud	\$600,000	March 2017