

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11/431 Waterfall Gully,  
ROSEBUD 3939**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$595,000**

### Median sale price

Median **House** for **ROSEBUD** for period **Jul 2017 - Feb 2018**

Sourced from **Pricefinder**.

**\$520,000**

### 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 the most comparable to the property for sale.

**477 Waterfall Gully Road,**  
Rosebud 3939

**Price \$6,305,000** Sold 08  
February 2018

**461 Waterfall Gully Road,**  
Rosebud 3939

**Price \$580,000** Sold 22  
September 2017

**8 William Hunter Court,**  
Rosebud 3939

**Price \$625,000** Sold 11 July  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Contact agents



**John R King**  
Stockdale & Leggo

03 59 87 3233  
0419 202 471  
[jking@stockdaleleggo.com.au](mailto:jking@stockdaleleggo.com.au)

**Stockdale  
& Leggo**