

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 OVERLEA AVENUE, ROSEBUD, VIC 3939 3 2 1

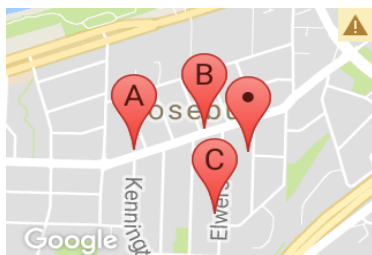
Indicative Selling Price

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

Price Range: \$650,000 to \$750,000

Provided by: Jules Alexander, eview Group Southern Peninsula

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

\$527,500

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.



80 SOUTH RD, ROSEBUD, VIC 3939

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Sale Price

\$722,500

Sale Date: 27/07/2017

Distance from Property: 371m



56 SOUTH RD, ROSEBUD, VIC 3939

4 2 3

Sale Price

\$700,000

Sale Date: 22/07/2017

Distance from Property: 165m



36 ELWERS RD, ROSEBUD, VIC 3939

4 2 2

Sale Price

\$705,000

Sale Date: 18/04/2017

Distance from Property: 245m



This report has been compiled on 29/12/2017 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 OVERLEA AVENUE, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range:

\$650,000 to \$750,000

Median sale price

Median price

\$527,500

House

X

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
80 SOUTH RD, ROSEBUD, VIC 3939	\$722,500	27/07/2017
56 SOUTH RD, ROSEBUD, VIC 3939	\$700,000	22/07/2017
36 ELWERS RD, ROSEBUD, VIC 3939	\$705,000	18/04/2017