

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Section 47AF of the Estate Agents Act 1980**PROPERTY OFFERED FOR SALE** Address including suburb and postcode:

30 foam Street Rosebud Vic 3939

INDICATIVE SELLING PRICE (For the meaning of this price see consumeraffairs.vic.gov.au/underquoting)

Range between \$500,000 and \$550,000

MEDIAN SALE PRICE

Median price: \$474,250

Property type: House

Suburb: Rosebud

Period from 1 /1 2017 to 18/5/2017

Source: Rpdata

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.

Address of the comparable property	Price	Date of sale
53 Foam St Rosebud 3939	\$541,500	8/04/2017
27 Foam St Rosebud 3939	\$502,000	06/05/2017
85 Ocean St Rosebud 3939	\$523,000	02/05/2017

Barry Plant Rosebud
1/28 MCcombe St
Rosebud Vic 3939

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