

Statement of Information

Sections 47AF of the Estate Agents Act 1980

8/431 Waterfall Gully Rd,
ROSEBUD 3939

Indicative selling price

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

Range \$630,000 - \$685,000

Median sale price

Median **House** for **ROSEBUD** for period **Jan 2018 - Sep 2018**

Sourced from **Pricefinder**.

\$530,000

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 Rd,
Rosebud 3939

Price \$630,500 Sold 05 April
2018

11/431 Waterfall Gully Rd,
Rosebud 3939

Price \$590,000 Sold 19
March 2018

10/31 Mount Arthur Rd,
Rosebud 3939

Price \$542,000 Sold 15 April
2018

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

Stockdale

Stockdale & Leggo Dromana-Rosebud

1159-1165 Point Nepean Road,
Rosebud VIC 3939

Contact agents



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**Stockdale
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