

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**107 Third Avenue,
ROSEBUD 3939**

Indicative selling price

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

Single price \$ 525,000

Median sale price

Median **House** for **ROSEBUD** for period **Mar 2017 - Jun 2017**
Sourced from **Pricefinder**.

\$ 475,000

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 the most comparable to the property for sale.

125 Second Avenue,
Rosebud 3939 **Price \$ 457,000** Sold 29 April 2017

129 Second Avenue,
Rosebud 3939 **Price \$ 500,000** Sold 03 June 2017

138 Third Avenue,
Rosebud 3939 **Price \$ 490,000** Sold 10 March 2017

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

 **2 beds**

 **1 baths**

 **1 parking**

Contact agents

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