

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/99 Eastbourne Road,  
ROSEBUD 3939

### Indicative selling price

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

**Range \$440,000 - \$480,000**

### Median sale price

Median **Unit** for **ROSEBUD** for period **Jul 2017 - Jul 2018**

Sourced from **Pricefinder**.

**\$531,000**

### 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.

**2/244 Jetty Road,**  
Rosebud 3939

Price **\$550,000** Sold 02 July  
2018

**3/95 Eastbourne Road,**  
Rosebud 3939

Price **\$476,000** Sold 06 July  
2018

**93 Eastbourne Road,**  
Rosebud 3939

Price **\$459,950** Sold 20  
February 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.

Unit



3 beds



2 baths



1 parking

### Stockdale & Leggo Dromana-Rosebud

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



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Stockdale & Leggo

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**Stockdale  
& Leggo**