

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb or locality and postcode)

84 Fourth Ave Rosebud Vic 3939

Indicative selling price

(*Delete single price or range as applicable)

Single price *\$ OR Range between *\$600,000.00 & \$660,000.00

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$477,500 House ☒ Unit ☐ Suburb or locality Rosebud

Period - From May 2016 to 1st May 2017 Source Realestate.com.au

Comparable property sales

(*Delete A or B below as applicable)

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 16 Sylvan Drive Rosebud Vic 3939	\$669,000	31/03/2017
2 24 Wingara Drive Capel Sound Vic 3940	\$605,000	26/11/2016
3 51 Warranilla Ave Rosebud Vic 3939	\$675,000	10/01/2017

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

