

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 39 Woonton Cres, ROSEBUD 3939

House



2 beds



1 baths



0 parking

### Indicative selling price

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

**Range from \$ 445,000 - \$ 485,000**

### Median sale price

Median House for ROSEBUD for period May 2016 - Apr 2017  
Sourced from Pricerfinder.

**\$ 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.

77 Elwers Road, Rosebud 3939	Price \$ 455,000	Sold 02 April 2017
39 Woodvale Grove, Rosebud 3939	Price \$ 475,000	Sold 17 December 2017
44 Leon Avenue, Rosebud 3939	Price \$ 540,000	Sold 29 November 2016

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 Pricerfinder.

### Contact agents

 **John R King**  
Stockdale & Leggo

03 5987 3233  
0419 202 471

[jkking@stockdaleleggo.com.au](mailto:jkking@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo (Dromana-Rosebud)**

1159-1165 Point Nepean Road,  
Rosebud VIC 3939