

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**90 Third Avenue,  
ROSEBUD 3939**

### Indicative selling price

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

**Single price \$695,000**

### Median sale price

Median **House** for **ROSEBUD** for period **Oct 2019 - Jun 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$560,000**

### Comparable property sales

**13 Morgan Street,**  
Rosebud 3939

Price **\$646,000** Sold 05 July  
2019

**69 Spray Street,**  
Rosebud 3939

Price **\$620,000** Sold 01 June  
2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 1st Oct 2019

### Additional Information

Fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

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 [realestate.com.au](http://realestate.com.au).

House  
3 beds 2 baths 1 parking

### Ray White Rosebud

1131-1135 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



**Shane Fox**  
Ray White

(03) 5986 4900  
0408 272 325  
[shane.fox@raywhite.com](mailto:shane.fox@raywhite.com)



**Tanjil Williams**  
Ray White

0408 301 445  
[tanjil.williams@raywhite.com](mailto:tanjil.williams@raywhite.com)

