

STATEMENT OF INFORMATION

7/8 ROSEMORE ROAD, ROSEBUD, VIC 3939

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/8 ROSEMORE ROAD, ROSEBUD, VIC

2 1 1

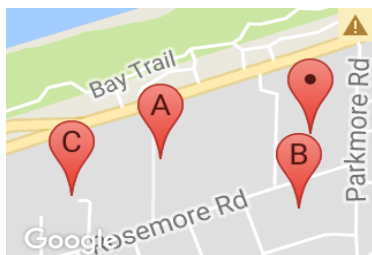
Indicative Selling Price

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

Price Range: \$485,000 to \$525,000

Provided by: Micheal Christodoulou, Prentice Real Estate Rye

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (Unit)

\$515,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



771 POINT NEPEAN RD, ROSEBUD, VIC 3939

2 1 1

Sale Price

***\$410,000**

Sale Date: 05/04/2018

Distance from Property: 248m



3/5 ROSEMORE RD, ROSEBUD, VIC 3939

2 2 1

Sale Price

\$580,000

Sale Date: 06/12/2017

Distance from Property: 132m



4/44 ROSEMORE RD, ROSEBUD, VIC 3939

3 1 1

Sale Price

***\$530,000**

Sale Date: 11/05/2018

Distance from Property: 403m



This report has been compiled on 21/05/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/8 ROSEMORE ROAD, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range:

\$485,000 to \$525,000

Median sale price

Median price

\$515,000

House

Unit

X


Suburb

ROSEBUD

Period

01 April 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
771 POINT NEPEAN RD, ROSEBUD, VIC 3939	*\$410,000	05/04/2018
3/5 ROSEMORE RD, ROSEBUD, VIC 3939	\$580,000	06/12/2017
4/44 ROSEMORE RD, ROSEBUD, VIC 3939	*\$530,000	11/05/2018