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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

176 Elizabeth Drive Rosebud VIC 3939

4 2 1

Indicative Selling Price

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

Range between \$545,000 & \$575,000

Median Sale Price

\$599,000 Houses in Rosebud between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	35 Anne Street Rosebud VIC 3939	Sold Price	\$565,000	Sold Date	16-Dec-18
3 2 2				Distance	0.29km
	420 Waterfall Gully Road Rosebud VIC 3939	Sold Price ^{RS}	\$577,000	Sold Date	24-Jan-19
3 1 1				Distance	0.84km
	17 Hinton Street Rosebud VIC 3939	Sold Price	\$550,000	Sold Date	07-Mar-19
4 1 1				Distance	1.31km

RS = Recent sale **UN** = Undisclosed Sale

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