

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**7/431 Waterfall gully rd,  
ROSEBUD 3939**

### Indicative selling price

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

**Range \$620,000 - \$649,000**

### Median sale price

Median **HOUSE** for **ROSEBUD** for period **Jan 2019 - Sep 2019**

Sourced from **PRICEFINDER**.

**\$562,500**

### 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 the most comparable to the property for sale.

**8/431 WATERFALL GULLY RD,  
ROSEBUD 3939**

**Price \$632,000** Sold 07  
October 2018

**5/431 WATERFALL GULLY RD,  
ROSEBUD 3939**

**Price \$630,000** Sold 05 May  
2019

**1/419 WATERFALL GULLY RD,  
ROSEBUD 3939**

**Price \$592,500** Sold 08  
November 2018

This Statement of Information was prepared on 22nd Oct 2019

### Additional Information

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 PRICEFINDER.

#### HOUSE

  
**3 beds**

  
**2 baths**

  
**2 parking**

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

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

#### Contact agents



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**Stockdale  
& Leggo**