### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 12 BROMLEY STREET, ROSEBUD, VIC







**Indicative Selling Price** 

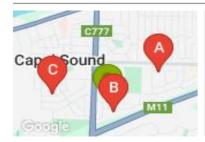
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$670,000

Provided by: Jackie Scott, Woodards - Flynn & Co Peninsula

#### **MEDIAN SALE PRICE**



### ROSEBUD, VIC, 3939

**Suburb Median Sale Price (House)** 

\$763,500

01 July 2024 to 30 June 2025

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 agents representative considers to be most comparable to the property for sale.



#### 25 HARRIDGE ST, ROSEBUD, VIC 3939







Sale Price

\$680,000

Sale Date: 25/06/2025

Distance from Property: 786m





# 2 PEARSON CRT, ROSEBUD, VIC 3939







Sale Price

\$685,000

Sale Date: 10/05/2025

Distance from Property: 161m





30 MAWARRA AVE, CAPEL SOUND, VIC 3940







**Sale Price** 

\$696,000

Sale Date: 07/05/2025

Distance from Property: 716m

