

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2/4 Moorfield Avenue, ROSEBUD 3939

Indicative selling price

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

Range \$680,000 - \$699,000

Median sale price

Median **House** for **ROSEBUD** for period **Jan 2018 - Sep 2018**

Sourced from **Pricefinder**.

\$590,000

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.

1a Moorefield Avenue,
Rosebud 3939

Price \$650,000 Sold 25 May
2018

20a Moorefield Avenue,
Rosebud 3939

Price \$770,000 Sold 18 July
2018

2/31 Hope Street,
Rosebud 3939

Price \$545,000 Sold 22
March 2018

This Statement of Information was prepared on 10th 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

4 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**