

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**10/4 Rosemore Rd,
ROSEBUD 3939**

Indicative selling price

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

Range \$500,000 - \$535,000

Median sale price

Median **Unit** for **ROSEBUD** for period **Jan 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$525,000

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.

9/4 Rosemore Road,
Rosebud 3939

Price **\$525,000** Sold 23
August 2019

21 Wattle Place,
McCrae 3938

Price **\$400,000** Sold 06
March 2019

18/771 Point Nepean Road,
Rosebud 3939

Price **\$525,000** Sold 23
March 2019

This Statement of Information was prepared on 17th Sep 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.

Unit



2 beds



1 baths



1 parking

Stockdale & Leggo (Dromana-Rosebud)

1159-1165 Point Nepean Road,
Rosebud VIC 3939

Contact agents



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**Stockdale
& Leggo**