



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**206 Ninth Avenue,
ROSEBUD 3939**

House



3 beds



1 baths



1 parking

Indicative selling price

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

Single price \$489,000

Median sale price

Median **House** for **ROSEBUD** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$599,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

56 Foam Street,
Rosebud 3939

Price **\$521,000** Sold 26 April
2019

42 Banksia Place,
Rosebud 3939

Price **\$450,000** Sold 19
January 2019

192 Sixth Avenue,
Rosebud 3939

Price **\$450,000** Sold 11
January 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.

Ray White Rosebud

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