



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 4 Monty Court, ROSEBUD 3939

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$780,000 - \$799,000**

### Median sale price

Median **House** for **ROSEBUD** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$550,000**

### 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.

**63 Parkedge CCT**,  
Rosebud 3939

Price **\$807,000** Sold 04 May  
2019

**20 Hazeldene Way**,  
Rosebud 3939

Price **\$770,000** Sold 05 April  
2019

**13 Hazeldene Way**,  
Rosebud 3939

Price **\$830,000** Sold 26  
February 2019

This Statement of Information was prepared on 7th 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.

### Stockdale & Leggo (Dromana-Rosebud)

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



**John R King**  
Stockdale & Leggo

03 5987 3233  
0419 202 471  
[jking@stockdaleleggo.com.au](mailto:jking@stockdaleleggo.com.au)



**John Sanderson**  
Stockdale & Leggo

03 5987 3233  
0407 457 340  
[jsanderson@stockdaleleggo.com.au](mailto:jsanderson@stockdaleleggo.com.au)

**Stockdale  
& Leggo**