



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**85-87 Elwers Road,  
ROSEBUD 3939**



### Indicative selling price

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

**Range \$520,000 - \$570,000**

### Median sale price

Median **House** for **ROSEBUD** for period **Aug 2019 - Oct 2019**

Sourced from **Property Data**.

**\$543,750**

### Comparable property sales

**11 Elwers Road,**  
Rosebud 3939

Price **\$568,800** Sold 12 July  
2019

**16 Potton Avenue,**  
Rosebud 3939

Price **\$560,000** Sold 11 July  
2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 9th 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 Property Data.

### Ray White Rosebud

1131-1135 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



**Matthew James**  
Ray White

0402 149 685  
[matthew.james@raywhite.com](mailto:matthew.james@raywhite.com)



**Michelle Bennie**  
Ray White

0499 988 861  
[michelle.bennie@raywhite.com](mailto:michelle.bennie@raywhite.com)

