



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**42 Woonton Crescent,
ROSEBUD 3939**

House



3 beds



1 bath



2 parking

Indicative selling price

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

Range \$580,000 - \$630,000

Median sale price

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

Sourced from **PriceFinder**.

\$560,000

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.

2 Leon Ave,
Rosebud 3939

Price **\$500,000** Sold 30
March 2019

42 Kennington Road,
Rosebud 3939

Price **\$530,000** Sold 31 May
2019

41 Leon Ave,
Rosebud 3939

Price **\$537,000** Sold 30 May
2019

This Statement of Information was prepared on 16th 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.

Stockdale & Leggo (Dromana-Rosebud)

1159-1165 Point Nepean Road,
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Contact agents



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**Stockdale
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