



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**101/866 Point Nepean Road,
ROSEBUD 3939**

House

2 beds

2 baths

1 parking

Indicative selling price

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

Range \$872,728 - \$960,000

Median sale price

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

Sourced from **Pricefinder**.

\$527,000

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months

This Statement of Information was prepared on 16th Sep 2019

Additional Information

There are very properties that are comparable in regard to position and quality. We do have a list of comparable sale prices for apartments that were sold off the plan and settled in 2017 which are available by request.

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.

Modo Property (VIC)

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