



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**32A Elwers Road,  
ROSEBUD 3939**

Unit



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 \$585,000 - \$635,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$527,000**

### 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.

**11 Elwers Road,**  
Rosebud 3939

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

**2 Phillip Street,**  
Rosebud 3939

Price **\$580,000** Sold 08 July  
2019

**13 Morgan Street,**  
Rosebud 3939

Price **\$646,000** Sold 04 July  
2019

This Statement of Information was prepared on 11th 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



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**Stockdale  
& Leggo**