

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/26 Thomas Street, Rosebud Vic 3939
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Indicative selling price

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

Range between	\$730,000	&	\$800,000
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Median sale price

Median price	\$500,000	House		Unit	X	Suburb	Rosebud
Period - From	01/04/2017	to	31/03/2018	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* ~~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 most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B* 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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
Year ending March 2018: \$500,000

Comparable Properties

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. Please see attached sales within the last 12 months dated from 24.11.17 to 24.5.18 in the suburb of Rosebud (3939) which may be considered comparable.

Harcourts Rata & Co

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DATES : 24/11/2017 and 24/05/2018
PROPERTY TYPE :
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
PRICE :
STREET NUMBER : (ANY)
STREET : (ANY)
STREET TYPE : (ANY)
SUBURB : 3939
DATA SOURCE : REI and VG/Gov
BEDROOMS : 3 and 4
RETURNED : 4



Results

2/5 Rosebrook St ROSEBUD 3939

PRICE :	\$730,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/12/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	03/04/2018	BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	4
MUNICIPALITY :	Mornington Peninsula	CARPARKS :	2
PARISH :	Wannaeeue	STOREYS :	
MAP REF :	170 B 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	350
PLAN NUM/REF :	PS620769	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : This contemporary home is beautifully finished with amazing elegance and designer flair. The unique double story, three-bedroom home is a divine sanctuary just doors from the Rosebud shopping precinct where cafes, restaurants, supermarket, butcher, baker and the golden sands of Rosebud foreshore are all just a leisurely stroll away. The property rests behind a large automated gate with plenty of parking for boats, cars, caravans, trailers and any beach toys you may have. The home blends the comforts and class of a house but with the ease and convenience of a unit. There is a front alfresco area that delivers a wonderful connection with the outdoors and a stunning sense of extra space. The plush lounge room is drenched in natural light and flows seamlessly into the elegant modern kitchen with stone counter tops and dishwasher. While the master bedroom offers the ultimate space to relax in and be pampered, along with a walk-in robe and gleaming ensuite with twin vanities. The home also includes two additional bedrooms with robes; second bedroom includes second ensuite with twin vanities and a third bathroom has a shower and bath, with separate toilet and powder room upstairs and downstairs. The north-facing second story balcony extending from the upstairs lounge is the perfect place to kick back and relax. Idyllic haven for singles, couples, small families or downsizers seeking low maintenance luxury near the Rosebud foreshore. Enjoy the privacy at the rear of a wide concrete drive way with no body corporate. Other features include:• Separate laundry• Separate toilet• Alarm system• Double remote garage• Extra parking• Fully fenced and secure behind an automated gate• Air conditioning• Gas ducted heating• Total of four toilets• Water tank• Blinds throughout• Ducted vacuuming• Under stair storage• Fly screens throughout

34 Woonton St ROSEBUD 3939

PRICE :	\$825,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Mornington Peninsula	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	170 G 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	350
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : A few moments drive to the Plaza, or McCrae shops, the beach, and beside some of the worlds best bike paths, this gorgeous 3 bedroom, 2 bathroom home is a keeper.....ideal for a family, a couple with a home business. Even more perfect for nature or lovers of walking - there are two parks right down the road - and eons of tracks throughout the local area. When you move in (and thats all youll need to do...) every sense is soothed. From the private, flawless front garden, to the romantic master bedrooms own inviting courtyard, its picture-perfect, pristine, and a palette of soft neutrals that will bring out the beauty of any furnishings. First, lets walk you in. From the moment your feet meet the floating grey-sea-washed floorboards, turn right and here is your living space, looking out to the gracious tree-laden Arthurs Seat. Adjoining this is a sleek designer kitchen, where the vast cooker will bring out your inner-chef, the dishwasher lets you join the after-party, and the step-in pantry hides it all from view. Now! Lets talk about that master bedroom! Here, as you gaze through the glazing to a table set for two...(perfect for that mid-afternoon peppermint tea)... footstep through the roomy robe and Surprise! Theres a hidden ensuite with a rainfall shower. The second double bedroom is remarkably roomy, with large built in robes, and the third also with robes, overlooks garden that makes you feel at one with nature. Theres nothing like a freestanding tub that says "come soak in me", or the second bathrooms additional shower that will have you dreaming of Niagara Falls each time you step beneath its flow. This is a home that loves secret surprises, for in the hallway, cleverly concealed behind shining white glass sliding doors lives the crisp, bright laundry. But be fast. Because youre not the only one to dream of a modern, stylish and soothing home.

14 Parkmore Rd ROSEBUD 3939

PRICE :	\$736,037	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	7
MUNICIPALITY :	Mornington Peninsula	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	158 H 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	165
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Perfectly positioned, this could be your seaside getaway only 100m to the golden sands of the bay. Whether you are looking to enjoy the peninsula lifestyle permanently, or seeking a weekend retreat close to the beach with gorgeous views of Arthurs Seat then look no further. This 3 bedroom, 2 bathroom townhouse delivers light filled living areas, vaulted ceilings and alfresco sun decks creating an architecturally beautiful home ready to be yours! Features include stainless steel appliances, heating and cooling, two separate living areas and internal access from the garage. An ideal location, just a short stroll from the shoreline, McCrae plaza or the freeway (perfect to miss the summer traffic!).

2/1 Casuarina Dr CAPE SCHANCK 3939

PRICE :	\$716,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	26/07/2018	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Mornington Peninsula	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	259 D 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Ideally positioned in the 'Casuarina Estate amidst renowned golf courses in the highly regarded 'Shearwater Villas development, this outstanding town residences beautifully bright and breezy composition is complemented by breathtaking views across rolling fairways to Bass Strait, The Otway Ranges and beyond. Stylish sophistication and sun-filled serenity combine in a cleverly conceived floorplan inviting permanent or part time living options, with upstairs featuring striking open plan lounge, dining and kitchen with full width, double glazed sliders introducing spectacular views from the outdoor entertaining area, plus a master bedroom and adjacent bathroom. With downstairs offering ideal guest or extended family comfort with generous living opening to paved, partially enclosed terrace, two further robed bedrooms and family bathroom with laundry facilities, plus ducted heating, cooling and two car spaces, this stylish sanctuary epitomises easy living in a carefree, coastal paradise.

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