

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Photo Not Available



2/63 OLD CAPE SCHANCK ROAD,

 3  2  3

Indicative Selling Price

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

Price Range: \$590,000 to \$640,000

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (Unit)

\$465,000

01 July 2016 to 30 June 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



1/6 HAYES AVE, ROSEBUD, VIC 3939

 3  2  2

Sale Price

***\$636,500**

Sale Date: 19/08/2017

Distance from Property: 1.4km



461 WATERFALL GULLY RD, ROSEBUD, VIC

 3  2  2

Sale Price

***\$580,000**

Sale Date: 08/08/2017

Distance from Property: 447m



107 OLD CAPE SCHANCK RD, ROSEBUD, VIC

 4  2  2

Sale Price

***\$669,000**

Sale Date: 22/09/2017

Distance from Property: 505m



This report has been compiled on 26/09/2017 by Real Estate Alliance Victoria Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/63 OLD CAPE SCHANCK ROAD, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range: \$590,000 to \$640,000

Median sale price

Median price \$465,000

House

Unit

X

Suburb

ROSEBUD

Period 01 July 2016 to 30 June 2017

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/6 HAYES AVE, ROSEBUD, VIC 3939	*\$636,500	19/08/2017
461 WATERFALL GULLY RD, ROSEBUD, VIC 3939	*\$580,000	08/08/2017
107 OLD CAPE SCHANCK RD, ROSEBUD, VIC 3939	*\$669,000	22/09/2017