



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**85 Ninth Avenue,  
ROSEBUD 3939**

House

3 beds

2 baths

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$725,000**

### Median sale price

Median **House** for **ROSEBUD** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$525,000**

### 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.

**12 Ocean Street,**  
Rosebud 3939

**Price \$637,000** Sold 10 June  
2017

**23 Sixth Avenue,**  
Rosebud 3939

**Price \$640,000** Sold 14  
October 2017

**84 Jetty Road,**  
Rosebud 3939

**Price \$621,000** Sold 23  
September 2017

### 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



**Darrin Marr**  
Stockdale & Leggo

03 5987 3233  
0409 066 933

[darrin.marr@stockdaleleggo.com.au](mailto:darrin.marr@stockdaleleggo.com.au)