



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)

203 Eastbourne Road, ROSEBUD, 3939

Indicative selling price

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

Single Price

or range between

\$560,000

&

\$595,000

Median sale price

Median price

\$625,000

Property type

House

Suburb

ROSEBUD, 3939

Period from

19/06/2017

to

06/07/2017

Source

Realestate.com.au

Comparable property sale

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

328 Eastbourne Road, ROSEBUD, 3939 Victoria

\$440,000

14/05/2017

140 Third Avenue, ROSEBUD, 3939 Victoria

\$520,000

21/03/2017

8 Windella Avenue, ROSEBUD, 3939 Victoria

\$610,000

24/02/2017