

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 or locality and postcode

410 Waterfall Gully Road Rosebud Australia Victoria 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$620,000 & \$682,000

Median sale price

(*Delete house or unit as applicable)

Median price \$486,000 *House *Unit Suburb or locality Rosebud Aust. Vic.

Period - From 1 June 2016 to 26 June 2017 Source REA

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 365 Waterfall Gully Road Rosebud Aust. Vic. 3939	\$670,000	12/10/2016
2 454 Waterfall Gully Road Rosebud Aust. Vic. 3939	\$645,000	13/6/2017
3 361 Waterfall Gully Road Rosebud Aust. Vic. 3939	\$645,000	26/5/2017

Property offered for sale by

Agent Name and
Contact Details

Peninsula
ESTATE AGENTS
Brad Smits 0430 588 849
Patty Bray 0421 443 035
Email: office@pene.com.au
MORNINGTON & ROSEBUD

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