

# 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

378-380 Waterfall Gully Road, Rosebud VIC 3939

### Indicative selling price

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

Single price

\$\*

or range between

\$\*1,090,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$669,500

\*House

X

\*Unit

Suburb

Rosebud

Period - From

01/04/2017

to

30/04/2018

Source

Core Logic

### 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. 81 Rosebud Avenue, Rosebud VIC 3939	\$1,010,000	21/03/2018
2. 73 Rosebud Avenue, Rosebud Vic 3939	Not disclosed	19/01/2018
3	\$	

**AND**

**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.

# Harcourts