

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

36 Wakool Avenue, Rosebud VIC 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 \$730,000 & \$780,000

Median sale price

(*Delete house or unit as applicable)

Median price \$664,500 *House *Unit Suburb or locality Rosebud VIC 3939

Period - From 1 JAN 2017 to 18 JAN 2018 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
22 Sherwood Avenue, Rosebud VIC 3939	\$800,000	23/09/2017
14 Fenton Avenue, Rosebud VIC 3939	\$735,000	02/12/2017
16 Greenhill Road, Rosebud VIC 3939	\$697,500	05/04/2017

Property offered for sale by

Agent Name and
Contact Details

Peninsula

ESTATE AGENTS
Stephanie Bray 0428 274 400
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MORNINGTON & ROSEBUD

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