



Statement of Information

Sections 47AF of the Estate Agents Act 1980

177 Ninth Avenue, ROSEBUD 3939

House



3 beds



1 baths



1 parking

Indicative selling price

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

Range from \$ 400,000 - \$ 440,000

Median sale price

Median **House** for **ROSEBUD** for period **Apr 2016 - Mar 2017**

Sourced from **Pricefinder**.

\$ 470,500

Comparable property sales

These are the three properties sold within two kilo metres 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.


204 Ninth Avenue, Price **\$ 415,000** Sold 09 June 2017
Rosebud 3939

86 Eighth Avenue, Price **\$ 410,000** Sold 24 January 2017
Rosebud 3939

176 Sixth Avenue, Price **\$ 435,000** Sold 03 March 2017
Rosebud 3939

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.

Contact agents

 **Cameron Clark**
Stockdale & Leggo

03 5987 3233
0407 989 704

cclark@stockdaleleggo.com.au

**Stockdale
& Leggo**

**Stockdale & Leggo Dromana-
Rosebud**

1159-1165 Point Nepean Road,
Rosebud VIC 3939