



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**36 Potton Avenue,  
ROSEBUD 3939**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$520,000 - \$535,000**

### Median sale price

Median **House** for **ROSEBUD** for period **Dec 2016 - Dec 2017**

Sourced from **Pricefinder**.

**\$485,000**

### Comparable property sales

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 the most comparable to the property for sale.

**19 Potton Avenue,**  
Rosebud 3939

Price **\$496,000** Sold 17  
November 2017

**68 Murray-Anderson Road,**  
Rosebud 3939

Price **\$560,000** Sold 01  
December 2017

**76 Hayes Avenue,**  
Rosebud 3939

Price **\$603,000** Sold 24  
October 2017

### Additional Information

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



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