

# Statement of Information

Sections 47AF of the *Estate Agents Act 1980*



145 First Avenue, Rosebud

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are for illustrative purposes. Produced by OpenView.com



## Property offered for sale

Address

## Indicative selling price

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

range between  &

## Median sale price

Median price  House  Suburb

Period - From  to  Source

## 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. 125 Second Avenue, Rosebud VIC 3939	\$487,000	29/04/2017
2. 328 Eastbourne Road, Rosebud VIC 3939	\$440,000	15/05/2017
3. 129 Second Avenue, Rosebud VIC 3939	\$500,000	03/06/2017