

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# U2/26 Sherwood 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 \$420,000 - \$460,000**

### Median sale price

Median **House** for **ROSEBUD** for period **Feb 2018 - Apr 2018**

Sourced from **Property Data**.

**\$624,000**

### 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.

**29 Barragowa Drive,**  
Rosebud 3939

Price **\$420,000** Sold 31  
January 2018

**4 Parkedge Circuit,**  
Rosebud 3939

Price **\$440,000** Sold 06 June  
2017

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

### 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 Property Data.

House

### Ray White Rosebud

1131-1135 Point Nepean Road,  
Rosebud VIC 3939

### Contact agents



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**RayWhite.**