Statement of Information

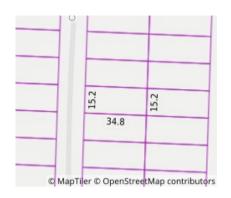
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered for s	sale									
Includinç	79 Ocean Street, Rosebud Vic 3939										
Indicative	e selling pric	ce									
For the me	aning of this p	orice see c	ons	sumer.vic.gc	ον.au/ι	underquo	ting				
Range be	etween \$550,	000		&		\$600,000					
Median s	ale price								-		
Median	price \$765,00	00	Pro	perty Type	Hous	е		Sub	ourb	Rosebud	
Period -	From 01/10/2	023 t	o	31/12/2023	3	Sc	ource	REI	V		
Compara	ble property	/ sales (*l	Del	lete A or B	belo	w as ap	plica	ble)			
m		estate age						•	•	•	
months that the estate agent or agent's representative considers to be property for sale. Address of comparable property Pr								ice	Date of sale		
1											
2											
3											
OR											•
	ne estate agen roperties were										ee comparable onths.
This Statement of Information was prepared on:									16/01/2024 15:18		









Land Size: 488 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median House Price December quarter 2023: \$765,000

Comparable Properties

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.

Account - Ray White Rosebud | P: 03 5986 4900 | F: 03 5986 4999



