

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 3/5 WINDELLA AVENUE, ROSEBUD, VIC 3939


### Indicative selling price

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

Price Range: \$495,000 to \$530,000

### Median sale price

Median price \$482,500 House  Unit  Suburb ROSEBUD

Period 01 January 2017 to 31 December 2017 Source 

### 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 most comparable to the property for sale,

Address of comparable property	Price	Date of sale
1/183 EASTBOURNE RD, ROSEBUD, VIC 3939	*\$500,000	06/02/2018
2/72 WARRANILLA AVE, ROSEBUD, VIC 3939	*\$515,000	02/12/2017
2/68 WARRANILLA AVE, ROSEBUD, VIC 3939	\$508,000	11/11/2017