STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 BROMLEY STREET, ROSEBUD, VIC

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **$670,000**

Provided by: Jackie Scott, Woodards - Flynn & Co Peninsula

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

$763,500

01 July 2024 to 30 June 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



25 HARRIDGE ST, ROSEBUD, VIC 3939

3 1 3

Sale Price

$680,000

Sale Date: 25/06/2025

Distance from Property: 786m A



2 PEARSON CRT, ROSEBUD, VIC 3939

3 1 2

Sale Price

$685,000

Sale Date: 10/05/2025

Distance from Property: 161m B



30 MAWARRA AVE, CAPEL SOUND, VIC 3940

3 1 1

Sale Price

$696,000

Sale Date: 07/05/2025

Distance from Property: 716m C

This report has been compiled on 17/09/2025 by Woodards - Flynn & Co Peninsula. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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