

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 26 Thomas Street Rosebud VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Type 1 – 3 bedroom 2 bathroom 1 garage	\$660,000	Or range between	\$*	&	\$
Type 2 – 2 bedroom 1 bathroom	\$570,000	Or range between	\$*	&	\$
Type 3 – 4 bedroom, 4 bathroom 2 garage	\$850,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$469,000

Suburb Rosebud

Period - From 01/07/2016

To 30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type 1 – 3 bedroom 2 bathroom 1 garage	1 1/6 Hayes Avenue Rosebud	\$636,500	19/08/2017
	2 2C Dalgleish Avenue Rosebud	\$598,000	01/07/2017
	3 31 Fourth Avenue Rosebud	\$568,000	09/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type 2 – 2 bedroom 1 bathroom	1 48 Third Avenue Rosebud	\$490,000	01/05/2017
	24/15 Cairns Avenue Rosebud	\$480,000	15/08/2017
	3 7/1 Chatfield Avenue Capel Sound	\$435,000	05/05/2017

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type 3 – 4 bedroom, 4 bathroom 2 garage	1	\$	
	2	\$	
	3	\$	

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. Please see attached sales within the last 12 months dated from 03/10/2016 to 03/10/2017 in the suburb of Rosebud (3939) which may be considered comparable.

Harcourts Rata & Co

PH: 03 94657766

FAX: 03 94643177

Harcourts Rata & Co

DATES : 03/10/2016 and 03/10/2017
PROPERTY TYPE :
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
PRICE : \$690,000 and \$800,000
STREET NUMBER : (ANY)
STREET : (ANY)
STREET TYPE : (ANY)
SUBURB : 3939,ROSEBUD
DATA SOURCE : REI and VG/Gov
BEDROOMS : 3 and 4
RETURNED : 6

Results

3/783 Point Nepean Rd ROSEBUD 3939

PRICE : \$705,000
RESERVE PRICE :
SALE DATE : 02/09/2017
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Morningside Peninsula
PARISH :
MAP REF : 158 G 11
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS : 5
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Boasting a prime position opposite the beach, this beautifully-appointed townhouse offers spacious, sophisticated living. Enjoy the peace and privacy of a secure, gated complex just steps from the sand and a short stroll to shops, cafes and more. The quality design epitomises what beachside living is all about, featuring a light-filled interior and superb high, curved ceilings on the upper floor. Decorated in neutral, modern tones, the home includes quality fixtures with contemporary finishes throughout. The gorgeous kitchen is generous in size with a walk-in pantry and stone benchtops. There are also stainless-steel appliances, including a five-burner gas cooktop, and plenty of storage space. Ideal for indoor/living, the sizeable living room opens to a sun-drenched deck area with impressive views of Arthurs Seat. The space is well-suited for barbeques with friends and family or simply unwinding after a swim at the beach. There are 3 bedrooms, all with built-in robes, including a separately-zoned master bedroom comprising an en-suite with double vanity. Upstairs are 2 further light and airy bedrooms plus a modern, coastal-inspired bathroom. Other features of this attractive property include a powder room, double garage, split-system air-conditioning and ducted vacuum. One of just five townhouses in the complex, this low-maintenance residence is a quick walk to McCrae Plaza and Rosebud shops. It also provides convenient access to the freeway, nearby wineries, walking tracks and more. Offering a fantastic lifestyle, this is your chance to secure a quality, low-maintenance home in a highly sought-after beachside position.

5/783 Point Nepean Rd ROSEBUD 3939

PRICE : \$695,000
RESERVE PRICE :
SALE DATE : 20/07/2017
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Mornington Peninsula
PARISH :
MAP REF : 158 G 11
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS : 5
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : You'll be hard pressed to find such a quality home in a beachside location as convenient as this. Tucked away at the rear of a large block of five townhouses, this spacious and contemporary 3-bedroom home is surprisingly peaceful and within walking distance to everything. The sail shaped rooflines invite a coastal feel and really open up the inside of the home with soaring curved ceilings. Immaculately presented, the ground floor boasts two large living zones and a central kitchen which is superbly appointed with stainless steel appliances, stone benchtops, a large corner pantry and kitchen cabinet drawers. Enjoy an abundance of natural light year-round from the charming breakfast/dining nook set within bay windows and a private alfresco dining area, each boasting views of Arthurs Seat State Park. From the grand entry, carpeted stairs take you up to the lovely open landing. Central to each of the three spacious bedrooms, this area could easily be used as a study, reading nook or third living area. The master bedroom has his and hers built-in robes and a full ensuite with corner spa and rain-head shower. The other two bedrooms, also with built in robes are serviced by the family bathroom and separate WC, and the third bedroom offers the added convenience of a foldaway wall bed. Extra features include split system heating/cooling on both levels, a superbly finished powder room, spacious laundry with external access, quality carpets and double blinds, a low maintenance courtyard which is the largest of all five townhouses, a double lock up garage with convenient internal access, extra off street parking and a high security fence with remote gate so you can easily and safely store your boat or caravan. This home has everything you've been looking for. Plenty of space, superb quality and the ultimate in convenience with beautiful swimming beaches across the road and all of Rosebuds shops and restaurants within walking distance. Contact us today to arrange your inspection time.

8 Watsons Bnd FINGAL 3939

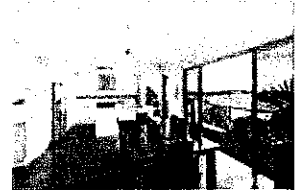
PRICE : \$800,000
RESERVE PRICE :
SALE DATE : 14/05/2017
METHOD : Sale
SETTLEMENT DATE : 21/07/2017
PROPERTY TYPE : House (Res)
MUNICIPALITY : Mornington Peninsula
PARISH : Wannaeue
MAP REF : 252 E 3
BLOCK NUMBER :
LOT NUMBER : 517
CROWN ALLOTMENT :
PLAN NUM/REF : PS438599
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS :
ROOMS :
CARPARKS :
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 377
FURNISHED :
OWNER OCCUPIED : No

COMMENTS :

6 Kingston Hth FINGAL 3939

PRICE :	\$773,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/05/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	21/07/2017	BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Mornington Peninsula	CARPARKS :	2
PARISH :	Wannaeeue	STOREYS :	
MAP REF :	252 C 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	830	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	488
PLAN NUM/REF :	PS438599	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Few houses enjoy such a privileged position, set within a quiet gated community beside a leafy reserve with magnificent views over the prestigious Moonah Links Golf Course and close proximity to wineries and beaches. With a split-level floorplan, the light-infused contemporary property encompasses four generous bedrooms, including master suite with luxurious ensuite and walk-in robe, family bathroom, powder room and two separate living areas. The heart of the home is the combined kitchen, dining and lounge set under a high skillion ceiling with seamless extension to an elevated terrace enjoying vistas over the fairways and also access to a sheltered alfresco area complete with built-in barbeque and chiminea. Built for comfort and practicality, whilst maintaining aesthetic excellence, the home includes rendered brick, limestone feature walls, split system air-conditioning, ceiling fans, polished floorboards, stone bench surfaces, travertine bathroom tiling and golf cart storage room.

32a Whitehead Gr ROSEBUD 3939

PRICE :	\$710,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/02/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	15/05/2017	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Mornington Peninsula	CARPARKS :	2
PARISH :	Wannaeeue	STOREYS :	
MAP REF :	169 K 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	470
PLAN NUM/REF :	PS729381	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

2/80 South Rd ROSEBUD 3939

PRICE :	\$777,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/10/2016	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	7
MUNICIPALITY :	Mornington Peninsula	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Under construction quality and position hallmark these two properties at the Paris end of Rosebud's premier boulevard of South Road close to the McCrae Plaza & the turquoise tints of the Bay. Be in for Christmas in either the front unit of approx. 21 sq's or the rear unit of approx. 26 sq's. Both townhouses are on their own title so no owners corp. with no. 2 boasting a separate space for a boat or caravan plus the double lock up garage. The well thought out floor plan will appeal to the discerning retiree or family given that 2 generous double bedrooms with ensuites are available, one lower, one upper, ideally placed if stairs are a concern. 2 further bedrooms, 2 separate living plus an open plan kitchen/dining area finish the generous layout that is sure to appeal to those that desire zoning. Easy walking distance to both the shops and the beach be sure to inspect & obtain a copy of the specs because seaside style of this size is seldom seen. Builders inclusions: Hardwood flooring, European appliances 900mm, Semi integrated dishwasher Split System Heating /Cooling, Ducted Heating, Temp controlled instantaneous hot water, Stone kitchen and bathroom bench tops, 6 Star energy rating, Alarm System, Video intercom, Landscaped garden.

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