

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/27 Seventh Avenue 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)

Single Price

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

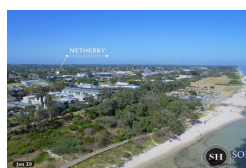
Date of sale

27/72 Jetty Road Rosebud VIC 3939	\$425,000	09-Mar-19
4 Lea Way Rosebud VIC 3939	\$425,000	15-May-19
20/152 Eastbourne Road Rosebud VIC 3939	\$410,000	30-Apr-19

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 08 October 2019


27/72 Jetty Road Rosebud VIC 3939

Sold Price

\$425,000

Sold Date

09-Mar-19
 2  1  1

Distance

0.45km

4 Lea Way Rosebud VIC 3939

Sold Price

Sold Date

15-May-19
 2  1  1

Distance

0.66km

20/152 Eastbourne Road Rosebud VIC 3939

Sold Price

\$410,000

Sold Date

30-Apr-19
 3  1  2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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