

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

3/8 William Hunter Court 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/57 Armstrong Road McCrae VIC 3938	\$731,000	31-Oct-20
36 Leon Avenue Rosebud VIC 3939	\$770,000	12-Oct-20
34A Woonton Street Rosebud VIC 3939	\$700,000	06-Jul-20

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: 22 December 2020



2/57 Armstrong Road McCrae VIC 3938

Sold Price

\$731,000

Sold Date

31-Oct-20



3



2



2

Distance

1.14km



36 Leon Avenue Rosebud VIC 3939

Sold Price

\$770,000

Sold Date

12-Oct-20



5



5



3

Distance

1.32km



34A Woonton Street Rosebud VIC 3939

Sold Price

\$700,000

Sold Date

06-Jul-20



3



2



2

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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