

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2038 PRINCES HIGHWAY ROSEDALE VIC 3847

### Indicative selling price

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

Single Price

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Rosedale

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

89 NAMBROK ROAD NAMBROK VIC 3847	\$1,175,000	11-May-22
80 WIDOWS LANE TRARALGON EAST VIC 3844	\$1,250,000	04-May-23
591 PRINCES HIGHWAY TRARALGON EAST VIC 3844	\$1,150,000	13-Feb-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**89 NAMBROK ROAD NAMBROK  
VIC 3847**

4 2 4

Sold Price **\$1,175,000** Sold Date **11-May-22**

Distance **6.88km**



**80 WIDOWS LANE TRARALGON  
EAST VIC 3844**

4 2 4

Sold Price **\$1,250,000** Sold Date **04-May-23**

Distance **14.15km**



**591 PRINCES HIGHWAY  
TRARALGON EAST VIC 3844**

3 2 8

Sold Price **\$1,150,000** Sold Date **13-Feb-23**

Distance **14.24km**

RS = Recent sale

UN = Undisclosed Sale

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