

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 Deighton Drive 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,750

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2019

to

30 Sep 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

8 Deighton Drive Rosebud VIC 3939	\$588,000	22-May-20
12 Dunsmuir Drive Rosebud VIC 3939	\$575,000	01-Oct-20
88 Ocean Street Rosebud VIC 3939	\$618,500	07-Oct-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: 21 October 2020

SHORELINE

REAL ESTATE

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8 Deighton Drive Rosebud VIC 3939

 3  2  2

Sold Price

\$588,000

Sold Date **22-May-20**

Distance

0.08km



12 Dunsmuir Drive Rosebud VIC 3939

 3  1  2

Sold Price

^{RS} **\$575,000**

Sold Date **01-Oct-20**

Distance

0.18km



88 Ocean Street Rosebud VIC 3939

 3  2  4

Sold Price

^{RS} **\$618,500**

Sold Date **07-Oct-20**

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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