

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality andpostcode

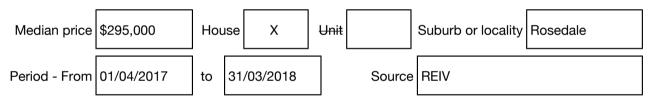
Address 85 Queen Street, Rosedale Vic 3847 uburb or postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$339,000

Median sale price



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 eighteen 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
1	30 Moore St ROSEDALE 3847	\$348,000	22/12/2017
2	27 George St ROSEDALE 3847	\$345,000	04/05/2018
3	6 Chown Ct ROSEDALE 3847	\$338,000	08/09/2017

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 eighteen months.

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





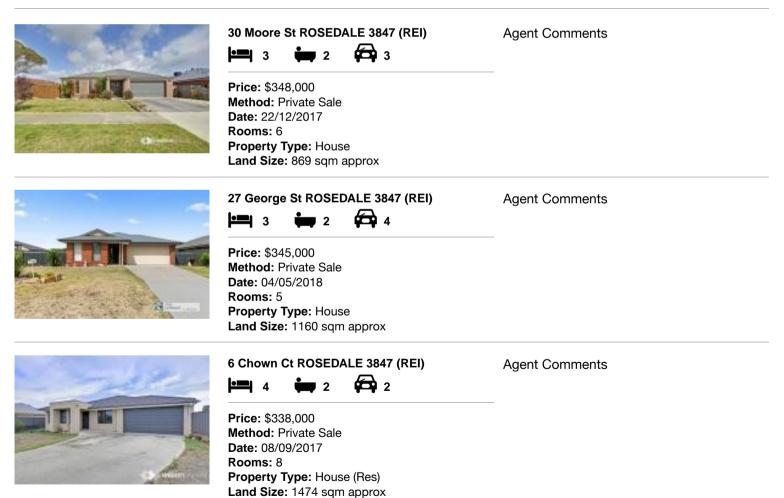






Rooms: Property Type: Agent Comments Indicative Selling Price \$339,000 Median House Price Year ending March 2018: \$295,000

Comparable Properties



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propertydata

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