

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 or
locality and postcode

85 Queen Street, Rosedale Vic 3847

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$295,000 House ☒ Unit ☐ Suburb or locality Rosedale

Period - From 01/04/2017 to 31/03/2018 Source REIV

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$339,000

Median House Price
Year ending March 2018: \$295,000

Comparable Properties



30 Moore St ROSEDALE 3847 (REI)

Agent Comments



Price: \$348,000
Method: Private Sale
Date: 22/12/2017
Rooms: 6
Property Type: House
Land Size: 869 sqm approx



27 George St ROSEDALE 3847 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 04/05/2018
Rooms: 5
Property Type: House
Land Size: 1160 sqm approx



6 Chown Ct ROSEDALE 3847 (REI)

Agent Comments



Price: \$338,000
Method: Private Sale
Date: 08/09/2017
Rooms: 8
Property Type: House (Res)
Land Size: 1474 sqm approx