

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/333 Bayview Road, Rosebud 3939

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$520,700 Unit X Suburb Rosebud

Period - From Aug 2017 to July 2018 Source Core Logic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 1/1 Windella Avenue, Rosebud | \$495,000 | 06/07/18 |
| 2 3/95 Eastbourne Road, Rosebud | \$476,000 | 02/07/18 |
| 3 7/8 Rosemore Road, Rosebud | \$460,000 | 21/06/18 |

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch Pty Ltd
Bill Branthwaite
0438 148 858
bill.branthwaite@nl.com.au

DATE Prepared: 30th August 2018