

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

1/31 Hope Street 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/50 First Avenue Rosebud VIC 3939	\$570,000	13-May-19
3/48 Warranilla Avenue Rosebud VIC 3939	\$590,000	01-May-19
3/31 Hope Street Rosebud VIC 3939	\$580,000	21-Mar-19

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: 04 October 2019

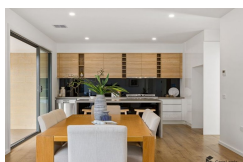


3/50 First Avenue Rosebud VIC 3939

 3  2  1

Sold Price **\$570,000** Sold Date **13-May-19**

Distance **0.35km**



3/48 Warranilla Avenue Rosebud VIC 3939

 3  2  1

Sold Price **\$590,000** Sold Date **01-May-19**

Distance **0.47km**



3/31 Hope Street Rosebud VIC 3939

 3  2  1

Sold Price **\$580,000** Sold Date **21-Mar-19**

Distance **0.02km**

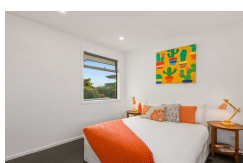


2/50 First Avenue Rosebud VIC 3939

 3  2  1

Sold Price **\$572,000** Sold Date **22-Mar-19**

Distance **0.36km**

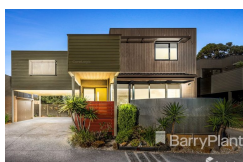


2/48 Warranilla Avenue Rosebud VIC 3939

 3  2  1

Sold Price **\$535,000** Sold Date **01-May-19**

Distance **0.46km**



2/183 Eastbourne Road Rosebud VIC 3939

 3  2  2

Sold Price **\$555,000** Sold Date **08-Jun-19**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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**2/34 Mark Street Rosebud VIC
3939**

 3  2  2

Sold Price **\$550,000** Sold Date **24-May-19**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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