

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 **85 Rosebud Parade Rosebud**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$550,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House *Unit Suburb Rosebud
 Period - From May 2017 to Sep 2017 Source Core Logic RP Data

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 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 |
|--------------------------------|-----------|---------------|
| 30 Foam St , Rosebud | \$550,000 | 24 June, 2017 |
| 45 Mount Arthur Ave, Rosebud | \$552,000 | 22 Jun, 2017 |
| 15 Fpam St, Rosebud | \$590,000 | 16 Mar, 2017 |

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 six months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30th August, 2017