

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 Forshaw Court 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

or range
between

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,750

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2020

to

31 Mar 2021

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

1 Blackberry Crescent Rosebud VIC 3939	\$855,000	28-Jan-21
27 Wallaby Drive Rosebud VIC 3939	\$885,000	28-Oct-20
7 Parkedge Circuit Rosebud VIC 3939	\$800,000	13-Oct-20

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: 12 April 2021



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1 Blackberry Crescent Rosebud VIC 3939 Sold Price **\$855,000** Sold Date **28-Jan-21**

4 2 2

Distance **0.43km**



27 Wallaby Drive Rosebud VIC 3939 Sold Price **\$885,000** Sold Date **28-Oct-20**

4 2 2

Distance **0.7km**



7 Parkedge Circuit Rosebud VIC 3939 Sold Price **\$800,000** Sold Date **13-Oct-20**

4 2 2

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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