

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

32 Mount Arthur Avenue 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2019

to

29 Feb 2020

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

6 Fernwood Place Rosebud VIC 3939	\$820,000	28-Jan-20
18 William Hunter Court Rosebud VIC 3939	\$820,000	20-Feb-20
16 Rosebud Avenue Rosebud VIC 3939	\$825,500	09-Nov-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: 24 March 2020


6 Fernwood Place Rosebud VIC 3939
 4  2  3

Sold Price

\$820,000

 Sold Date **28-Jan-20**

 Distance **0.59km**

18 William Hunter Court Rosebud VIC 3939
 4  2  2

Sold Price

^{RS} **\$820,000**

 Sold Date **20-Feb-20**

 Distance **0.69km**

16 Rosebud Avenue Rosebud VIC 3939
 4  2  3

Sold Price

\$825,500

 Sold Date **09-Nov-19**

 Distance **1.19km**
RS = Recent sale

UN = Undisclosed Sale

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