

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 7/110 Elizabeth Drive 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 \$ 580,000 & \$ 620,000

Median sale price

Median price \$ 604,200

Property type Land

Suburb Rosebud

Period - From 01 Sep 2019

to 31 Aug 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 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
13/431 Waterfall Gully Road Rosebud VIC 3939	\$ 620,000	15-Aug-20
2/12 Anne Street Rosebud VIC 3939	\$ 585,000	04-Jul-20
240 Eastbourne Road Rosebud VIC 3939	\$ 580,000	11-Jul-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 six months.~~

This Statement of Information was prepared on: 14 September 2020