

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

1/350 Eastbourne Road 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Feb 2019

to

31 Jan 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

1/137 Boneo Road Rosebud VIC 3939	\$410,000	29-Mar-19
20/152 Eastbourne Road Rosebud VIC 3939	\$410,000	30-Apr-19
3/19-21 Woyna Avenue Capel Sound VIC 3940	\$412,000	24-Oct-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: 03 February 2020


1/137 Boneo Road Rosebud VIC 3939
 2  1  1

Sold Price

\$410,000

Sold Date

29-Mar-19

Distance

0.73km

20/152 Eastbourne Road Rosebud VIC 3939
 3  1  2

Sold Price

Sold Date

30-Apr-19

Distance

1.67km

3/19-21 Woyna Avenue Capel Sound VIC 3940
 2  1  1

Sold Price

\$412,000

Sold Date

24-Oct-19

Distance

1.95km
RS = Recent sale

UN = Undisclosed Sale

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