



STATEMENT OF INFORMATION

Prepared on 16 Apr 2019

Tony Talarico

M 0404221272
E rye@ypa.com.au

Section 47AF of the Estate Agents Act 1980

OTHER Offered for Sale

1/48 Warranilla Avenue Rosebud VIC 3939



Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$630,000

Median Sale Price

\$605,000 Others in Rosebud between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



3/68 Warranilla Avenue Rosebud VIC 3939



Sold Price ^{RS} \$527,000 Sold Date 16-Feb-19

Distance 0.3km



3/1 Thomas Street Rosebud VIC 3939



Sold Price \$570,000 Sold Date 05-Dec-18

Distance 0.62km



69 Spray Street Rosebud VIC 3939



Sold Price \$650,000 Sold Date 22-Feb-19

Distance 1km

RS = Recent sale

UN = Undisclosed Sale

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OTHER Offered for Sale

2/48 Warranilla Avenue Rosebud VIC 3939



Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$575,000

Median Sale Price

\$605,000 Others in Rosebud between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



57 Rosebud Parade Rosebud VIC 3939



Sold Price

^{RS} \$560,000 Sold Date 29-Mar-19

Distance 1.2km



28A Keogh Street Rosebud VIC 3939



Sold Price

^{RS} \$600,000 Sold Date 30-Jan-19

Distance 1.59km



2 Leon Avenue Rosebud VIC 3939 Sold Price



^{RS} \$500,000 Sold Date 02-Apr-19

Distance 1.61km

RS = Recent sale

UN = Undisclosed Sale

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