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

12 Overlea 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	or range between	\$750,000	&	\$800,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$737,000	Prop	erty type		House	Suburb	Rosebud
Period-from	01 Nov 2020	to	31 Oct 2	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	
43 Woodvale Grove Rosebud VIC 3939	\$737,000	29-Jun-21	
29 Lyon Street Rosebud VIC 3939	\$810,000	03-Aug-21	
95 South Road Rosebud VIC 3939	\$795,000	20-Jul-21	

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: 10 November 2021



consumer.vic.gov.au



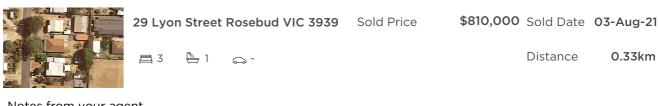
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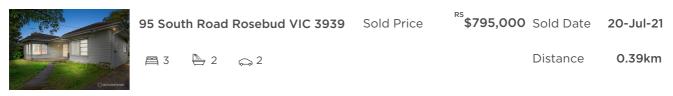
Notes from your agent

Smaller land, brick house in presumable better condition



Notes from your agent

Comparable sized land, brick house. Good comparable to use.



Notes from your agent

Weatherboard, slightly smaller land size - good comparable sale

RS = Recent sale UN = Undisclosed Sale

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