

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

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 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



43 Woodvale Grove Rosebud VIC 3939

Sold Price

\$737,000

Sold Date

29-Jun-21

 3

 1

 1

Distance

0.25km

Notes from your agent

Smaller land, brick house in presumable better condition



29 Lyon Street Rosebud VIC 3939

Sold Price

\$810,000

Sold Date

03-Aug-21

 3

 1

 -

Distance

0.33km

Notes from your agent

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



95 South Road Rosebud VIC 3939

Sold Price

^{RS} **\$795,000**

Sold Date

20-Jul-21

 3

 2

 2

Distance

0.39km

Notes from your agent

Weatherboard, slightly smaller land size - good comparable sale

RS = Recent sale

UN = Undisclosed Sale

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