

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

1/18 Braidwood 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2018

to

31 Aug 2019

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

10 Percival Street Capel Sound VIC 3940	\$880,000	01-Jul-19
2A Percival Street Capel Sound VIC 3940	\$740,000	15-May-19
28 Capel Avenue Capel Sound VIC 3940	\$700,000	24-Jun-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: 19 September 2019



10 Percival Street Capel Sound VIC 3940

Sold Price

\$880,000

Sold Date

01-Jul-19

3 2 4

Distance

0.58km



2A Percival Street Capel Sound VIC 3940

Sold Price

\$740,000

Sold Date

15-May-19

3 2 2

Distance

0.61km



28 Capel Avenue Capel Sound VIC 3940

Sold Price

\$700,000

Sold Date

24-Jun-19

3 2 1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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