

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

4 Dalglish 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2020

to

30 Jun 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

38 Whitehead Grove Rosebud VIC 3939	\$771,000	19-Mar-21
74 First Avenue Rosebud VIC 3939	\$780,000	23-Mar-21
32 Elizabeth Avenue Capel Sound VIC 3940	\$770,000	14-Apr-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: 21 July 2021



38 Whitehead Grove Rosebud VIC 3939

 3  1  4

Sold Price

\$771,000

Sold Date

19-Mar-21

Distance

0.28km

Notes from your agent

old liveable home, somewhat larger block, recent sale



74 First Avenue Rosebud VIC 3939

 4  2  4

Sold Price

\$780,000

Sold Date

23-Mar-21

Distance

0.66km



32 Elizabeth Avenue Capel Sound VIC 3940

 3  1  1

Sold Price

\$770,000

Sold Date

14-Apr-21

Distance

1.61km



10 Woyna Avenue Capel Sound VIC 3940

 3  1  -

Sold Price

\$875,000

Sold Date

22-Feb-21

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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