

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

2 Branson Street 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2018

to

31 Oct 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

4 Branson Street Rosebud VIC 3939	\$470,000	02-Jul-19
2 Bromley Street Rosebud VIC 3939	\$485,000	25-Aug-19
5 Dullard Street Rosebud VIC 3939	\$475,000	19-Oct-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: 20 November 2019



4 Branson Street Rosebud VIC 3939 Sold Price **\$470,000** Sold Date **02-Jul-19**

 3  1  1

Distance **0.02km**



2 Bromley Street Rosebud VIC 3939 Sold Price **\$485,000** Sold Date **25-Aug-19**

 3  1  1

Distance **0.18km**



5 Dullard Street Rosebud VIC 3939 Sold Price **\$475,000** Sold Date **19-Oct-19**

 3  1  1

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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