

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 Marilyn Way 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2019

to

31 Aug 2020

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

2 Marilyn Way Rosebud VIC 3939	\$615,000	12-Mar-20
156 Third Avenue Rosebud VIC 3939	\$645,000	26-Jun-20
44A Warranilla Avenue Rosebud VIC 3939	\$740,000	08-Jun-20

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: 27 September 2020



Linda Wooley CEA REIV

P 5987 2800

M 0408 148 041

E linda@mjross.com.au



2 Marilyn Way Rosebud VIC 3939

Sold Price

\$615,000

Sold Date

12-Mar-20

3 2 4

Distance

0.02km



156 Third Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$645,000**

Sold Date

26-Jun-20

3 2 2

Distance

0.41km



44A Warranilla Avenue Rosebud VIC 3939

Sold Price

\$740,000

Sold Date

08-Jun-20

3 2 2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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