

## 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

2/13 Woodvale Grove Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Rosebud

Period-from

01 Jun 2020

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/23 Overlea Avenue Rosebud VIC 3939 | \$799,000 | 27-Mar-21 |
| 2/29 South Road McCrae VIC 3938      | \$750,000 | 28-May-21 |
| 65 Kennington Road Rosebud VIC 3939  | \$770,000 | 25-Jan-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.~~

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**GRANGER**

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**1/23 Overlea Avenue Rosebud VIC 3939**

Sold Price

<sup>RS</sup> **\$799,000** <sup>UN</sup>

Sold Date

**27-Mar-21**

3 2 2

Distance

**0.18km**



**2/29 South Road McCrae VIC 3938**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**28-May-21**

3 2 2

Distance

**0.33km**



**65 Kennington Road Rosebud VIC 3939**

Sold Price

**\$770,000**

Sold Date

**25-Jan-21**

3 2 2

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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