

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

4/15 McCombe 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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

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

2/24 Mirriam Avenue Capel Sound VIC 3940	\$633,000	29-Aug-19
3/131 Boneo Road Rosebud VIC 3939	\$575,000	28-Aug-19
2/131 Boneo Road Rosebud VIC 3939	\$590,000	18-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.~~

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GRANGER

Amanda Kaye

M 0408888607

E amanda.kaye@granger.com.au



**2/24 Mirriam Avenue Capel Sound
VIC 3940**

3 2 2

Sold Price

\$633,000

Sold Date

29-Aug-19

Distance

1.35km



**3/131 Boneo Road Rosebud VIC
3939**

3 2 2

Sold Price

\$575,000

Sold Date

28-Aug-19

Distance

1.44km



**2/131 Boneo Road Rosebud VIC
3939**

3 2 2

Sold Price

^{RS} **\$590,000**

Sold Date

18-Oct-19

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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