

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

18 William Hunter Court 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

\$829,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2019

to

31 Jan 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

28 Rollings Close Rosebud VIC 3939	\$815,000	19-Oct-19
16 Rosebud Avenue Rosebud VIC 3939	\$825,500	09-Nov-19
28 William Hunter Court Rosebud VIC 3939	\$835,000	21-Jun-18

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: 12 February 2020


28 Rollings Close Rosebud VIC 3939
 4  2  2

Sold Price

\$815,000

Sold Date

19-Oct-19

Distance

0.46km

16 Rosebud Avenue Rosebud VIC 3939
 4  2  2

Sold Price

\$825,500

Sold Date

09-Nov-19

Distance

0.62km

28 William Hunter Court Rosebud VIC 3939
 4  2  2

Sold Price

\$835,000

Sold Date

21-Jun-18

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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