

## 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

3 Overlea Avenue 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

\$850,000

&

\$895,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2018

to

30 Sep 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

1 Cameron Street Rosebud VIC 3939	\$1,040,000	14-Oct-19
35 Kennington Road Rosebud VIC 3939	\$850,000	23-Sep-19
22 Cass Street Rosebud VIC 3939	\$800,000	03-Aug-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**

Darren Sadler

M 0448947622

E darren.sadler@granger.com.au



**1 Cameron Street Rosebud VIC 3939**

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **14-Oct-19**

3 2 2

Distance **0.16km**



**35 Kennington Road Rosebud VIC 3939**

Sold Price <sup>RS</sup> **\$850,000** Sold Date **23-Sep-19**

3 3 2

Distance **0.61km**

**22 Cass Street Rosebud VIC 3939**

Sold Price **\$800,000** Sold Date **03-Aug-19**

3 2 2

Distance **0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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