

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

266 Eastbourne Road 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

\$589,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2019

to

31 Dec 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

3/48 Warranilla Avenue Rosebud VIC 3939	\$590,000	01-May-19
2/50 First Avenue Rosebud VIC 3939	\$572,000	22-Mar-19
2/334 Eastbourne Road Rosebud VIC 3939	\$576,000	16-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.~~

This Statement of Information was prepared on: 21 January 2020


3/48 Warranilla Avenue Rosebud VIC 3939
 3  2  1

Sold Price

\$590,000

Sold Date

01-May-19

Distance

0.27km

2/50 First Avenue Rosebud VIC 3939
 3  2  1

Sold Price

\$572,000

Sold Date

22-Mar-19

Distance

0.49km

2/334 Eastbourne Road Rosebud VIC 3939
 3  3  2

Sold Price

\$576,000

Sold Date

16-Oct-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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