

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

16 Adams Avenue 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

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,900

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 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

4 Cairns Street Rosebud VIC 3939	\$887,500	11-Oct-21
1/3 Pengana Street Rosebud VIC 3939	\$770,000	14-Dec-20
5 Clovelly Avenue Rosebud VIC 3939	\$790,000	22-Oct-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.~~

This Statement of Information was prepared on: 01 November 2021


4 Cairns Street Rosebud VIC 3939

Sold Price

^{RS} **\$887,500**

Sold Date

11-Oct-21
 4
  2
  1

Distance

0.03km

1/3 Pengana Street Rosebud VIC 3939

Sold Price

\$770,000

Sold Date

14-Dec-20
 3
  2
  2

Distance

0.22km

5 Clovelly Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$790,000**

Sold Date

22-Oct-21
 3
  2
  1

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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