

## 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 Greenhill Road 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2020

to

31 May 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 7 Fernwood Place Rosebud VIC 3939             | \$1,030,000 | 07-Apr-21 |
| 45 Warrain Avenue Rosebud VIC 3939            | \$1,335,000 | 21-Feb-21 |
| 54 Peninsula Sands Boulevard Rosebud VIC 3939 | \$1,171,000 | 23-Mar-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.~~

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**GRANGER**

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**7 Fernwood Place Rosebud VIC 3939**

4 2 5

Sold Price <sup>RS</sup> **\$1,030,000** <sup>UN</sup> Sold Date **07-Apr-21**

Distance **0.5km**



**45 Warrain Avenue Rosebud VIC 3939**

4 3 1

Sold Price **\$1,335,000** Sold Date **21-Feb-21**

Distance **0.37km**



**54 Peninsula Sands Boulevard  
Rosebud VIC 3939**

4 2 2

Sold Price <sup>RS</sup> **\$1,171,000** Sold Date **23-Mar-21**

Distance **0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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