

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

6 Sheridan 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

or range
between

\$545,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

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

11 Elwers Road Rosebud VIC 3939	\$568,800	12-Jul-19
17 Sunhill Avenue McCrae VIC 3938	\$545,000	29-Jun-19
19 Lyon Street Rosebud VIC 3939	\$585,000	03-Sep-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: 07 October 2019



11 Elwers Road Rosebud VIC 3939

Sold Price

\$568,800

Sold Date

12-Jul-19

 3  2  5

Distance

0.14km



17 Sunhill Avenue McCrae VIC 3938

Sold Price

\$545,000

Sold Date

29-Jun-19

 3  2  3

Distance

0.25km



19 Lyon Street Rosebud VIC 3939

Sold Price

^{RS} **\$585,000**

Sold Date

03-Sep-19

 3  1  2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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