

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

11 Clovelly 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Other

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 2020

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

34A Woonton Street Rosebud VIC 3939	\$700,000	06-Jul-20
2/57 Armstrong Road McCrae VIC 3938	\$731,000	11-Nov-20
1/5 Rosemore Road Rosebud VIC 3939	\$685,000	01-Nov-20

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: 30 November 2020



34A Woonton Street Rosebud VIC 3939

Sold Price

\$700,000

Sold Date

06-Jul-20

 3  2  2

Distance

0.19km



2/57 Armstrong Road McCrae VIC 3938

Sold Price

^{RS} **\$731,000**

Sold Date

11-Nov-20

 3  2  2

Distance

0.55km



1/5 Rosemore Road Rosebud VIC 3939

Sold Price

^{RS} **\$685,000**

Sold Date

01-Nov-20

 3  2  2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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