

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

5 Spray Street 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Rosebud

Period-from

01 May 2020

to

30 Apr 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

112 Eighth Avenue Rosebud VIC 3939	\$750,000	24-Apr-21
66 Murray-Anderson Road Rosebud VIC 3939	\$705,000	23-Apr-21
163 Sixth Avenue Rosebud VIC 3939	\$738,000	13-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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112 Eighth Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$750,000**

Sold Date

24-Apr-21

3 1 1

Distance

0.55km



66 Murray-Anderson Road Rosebud VIC 3939

Sold Price

^{RS} **\$705,000**

Sold Date

23-Apr-21

3 1 1

Distance

0.56km



163 Sixth Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$738,000**

Sold Date

13-Mar-21

3 1 2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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