

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

23 Nixon 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,300

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2019

to

31 Mar 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

44 Rosebud Avenue Rosebud VIC 3939	\$601,000	07-Mar-20
22 Anne Street Rosebud VIC 3939	\$625,000	30-Nov-19
41 Potton Avenue Rosebud VIC 3939	\$661,000	27-Feb-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.~~

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44 Rosebud Avenue Rosebud VIC 3939

Sold Price

\$601,000

Sold Date **07-Mar-20**

3 2 2

Distance **0.39km**



22 Anne Street Rosebud VIC 3939

Sold Price

\$625,000

Sold Date **30-Nov-19**

3 2 2

Distance **0.66km**



41 Potton Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$661,000** ^{UN}

Sold Date **27-Feb-20**

3 2 2

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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