

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

32 Shaws Lane, ROSEDALE VIC 3847

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$920,000

### Median sale price

Median price

\$496,000

Property type

House

Suburb

Rosedale

Period - From

13.01.23

to

12.01.24

Source

CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1	23 Feely Court, Rosedale VIC 3847	\$800,000	4 <sup>th</sup> October 2023
2	89 Nambrok Road, Nambrok VIC 3847	\$1,175,000	30 <sup>th</sup> June 2023
3	2056 Princes Highway, Rosedale VIC 3847	\$1,220,000	20 <sup>th</sup> February 2023

This Statement of Information was prepared on:

12<sup>th</sup> January 2024