

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

2 ELWERS 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2022

to

31 Jan 2023

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

5 CASS STREET ROSEBUD VIC 3939	\$890,000	03-Sep-22
8 HILARY AVENUE MCCRAE VIC 3938	\$1,000,000	01-Oct-22
4 MARJORIE COURT MCCRAE VIC 3938	\$920,000	22-Oct-22

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: 23 February 2023



5 CASS STREET ROSEBUD VIC 3939

 2  1  -

Sold Price **\$890,000** Sold Date **03-Sep-22**

Distance **0.49km**



8 HILARY AVENUE MCCRAE VIC 3938

 3  1  -

Sold Price **\$1,000,000** Sold Date **01-Oct-22**

Distance **0.65km**



4 MARJORIE COURT MCCRAE VIC 3938

 3  2  2

Sold Price **\$920,000** Sold Date **22-Oct-22**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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