

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

1/7-9 Koorong 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/183 Eastbourne Road Rosebud VIC 3939	\$555,000	08-Jun-19
2/334 Eastbourne Road Rosebud VIC 3939	\$576,000	16-Oct-19
2/50 First Avenue Rosebud VIC 3939	\$572,000	22-Mar-19

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: 13 January 2020



2/183 Eastbourne Road Rosebud VIC 3939

 3  2  2

Sold Price

\$555,000

Sold Date

08-Jun-19

Distance

0.22km



2/334 Eastbourne Road Rosebud VIC 3939

 3  3  2

Sold Price

\$576,000

Sold Date

16-Oct-19

Distance

0.25km



2/50 First Avenue Rosebud VIC 3939

 3  2  1

Sold Price

\$572,000

Sold Date

22-Mar-19

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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