

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

2/3 Thomas 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2019

to

30 Nov 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

5 Jade Close Rosebud VIC 3939	\$740,000	01-Jul-20
3/209 Jetty Road Rosebud VIC 3939	\$690,000	03-Aug-20
34A Woonton Street Rosebud VIC 3939	\$700,000	06-Jul-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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5 Jade Close Rosebud VIC 3939

Sold Price

\$740,000

Sold Date

01-Jul-20

 3  2  2

Distance

1.14km



3/209 Jetty Road Rosebud VIC 3939

Sold Price

\$690,000

Sold Date

03-Aug-20

 3  2  2

Distance

1.84km



34A Woonton Street Rosebud VIC 3939

Sold Price

\$700,000

Sold Date

06-Jul-20

 3  2  2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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