

## 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

2/5 Hove Road Rosebud VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/144 Flinders Street McCrae VIC 3938	\$1,125,000	26-Jun-21
18 Warrain Avenue Rosebud VIC 3939	\$1,186,000	21-Aug-21
80 Bayview Avenue Rosebud VIC 3939	\$1,160,000	06-Oct-21

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: 16 November 2021

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**2/144 Flinders Street McCrae VIC 3938**

3 2 2

Sold Price

**\$1,125,000**

Sold Date

**26-Jun-21**

Distance

**0.59km**

**18 Warrain Avenue Rosebud VIC 3939**

4 3 2

Sold Price

<sup>RS</sup> **\$1,186,000**

Sold Date

**21-Aug-21**

Distance

**1.44km**

**80 Bayview Avenue Rosebud VIC 3939**

4 2 2

Sold Price

<sup>RS</sup> **\$1,160,000** <sup>UN</sup>

Sold Date

**06-Oct-21**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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