

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

1/1 Dalglish 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2020

to

31 Dec 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

2/90 Warranilla Avenue Rosebud VIC 3939	\$556,000	23-Dec-20
5/86 First Avenue Rosebud VIC 3939	\$490,000	03-Oct-20
76 Second Avenue Rosebud VIC 3939	\$533,000	06-Oct-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.~~

This Statement of Information was prepared on: 12 January 2021



2/90 Warranilla Avenue Rosebud VIC 3939

Sold Price

^{RS}

\$556,000

Sold Date

23-Dec-20

 2  2  1

Distance

0.27km



5/86 First Avenue Rosebud VIC 3939

Sold Price

\$490,000

Sold Date

03-Oct-20

 3  1  1

Distance

0.65km



76 Second Avenue Rosebud VIC 3939

Sold Price

\$533,000

Sold Date

06-Oct-20

 3  1  1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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