

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

3 Mount View 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2020

to

30 Jun 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

1 Devon Street Rosebud VIC 3939	\$675,000	26-Jun-21
74 Sixth Avenue Rosebud VIC 3939	\$750,000	05-Jan-21
220 Eastbourne Road Rosebud VIC 3939	\$783,800	16-Jun-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: 05 July 2021



GRANGER

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1 Devon Street Rosebud VIC 3939

Sold Price

^{RS}

\$675,000

Sold Date

26-Jun-21



3



2



2

Distance

0.24km



74 Sixth Avenue Rosebud VIC 3939

Sold Price

\$750,000

Sold Date

05-Jan-21



3



2



2

Distance

1.52km



220 Eastbourne Road Rosebud VIC 3939

Sold Price

^{RS}

\$783,800

Sold Date

16-Jun-21



3



2



2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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