

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

4/13 Woodvale Grove 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Other

Suburb

Rosebud

Period-from

01 May 2020

to

30 Apr 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

1/23 Overlea Avenue Rosebud VIC 3939	\$799,000	27-Mar-21
1/3 Pengana Street Rosebud VIC 3939	\$770,000	14-Dec-20
65 Kennington Road Rosebud VIC 3939	\$770,000	25-Jan-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.~~

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**1/23 Overlea Avenue Rosebud VIC
3939**

Sold Price

^{RS} **\$799,000** ^{UN}

Sold Date

27-Mar-21

 3  2  2

Distance

0.2km



**1/3 Pengana Street Rosebud VIC
3939**

Sold Price

\$770,000

Sold Date

14-Dec-20

 3  2  2

Distance

0.45km



**65 Kennington Road Rosebud VIC
3939**

Sold Price

Sold Date

25-Jan-21

 3  2  2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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