

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

8/41 Hove 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

Rosebud

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/49 Fairway Grove Rosebud VIC 3939	\$550,000	06-Sep-19
2/1 Cowley Street McCrae VIC 3938	\$610,000	07-Apr-19
3/39 Mark Street Rosebud VIC 3939	\$580,000	03-May-19

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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GRANGER

Darren Sadler

M 0448947622

E darren.sadler@granger.com.au



3/49 Fairway Grove Rosebud VIC 3939

Sold Price

^{RS} **\$550,000** Sold Date **06-Sep-19**

 3  2  2

Distance **0.16km**



2/1 Cowley Street McCrae VIC 3938 Sold Price

\$610,000 Sold Date **07-Apr-19**

 3  2  2

Distance **0.89km**



3/39 Mark Street Rosebud VIC 3939

Sold Price

\$580,000 Sold Date **03-May-19**

 3  2  2

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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