

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

1/17 McDowell Street 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2018

to

30 Sep 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




5 Potton Avenue Rosebud VIC 3939	\$685,000	29-Jul-19
1 Mark Street Rosebud VIC 3939	\$576,750	12-Jul-19
152 Seventh Avenue Rosebud VIC 3939	\$591,000	05-Sep-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.~~

This Statement of Information was prepared on: 05 October 2019






5 Potton Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **29-Jul-19**
 3  2  2 Distance **0.64km**



1 Mark Street Rosebud VIC 3939 Sold Price **\$576,750** Sold Date **12-Jul-19**
 3  2  2 Distance **0.76km**



152 Seventh Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$591,000** Sold Date **05-Sep-19**
 3  2  2 Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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