# 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

39 Burunda Road Rosebud VIC 3939

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	3 200 000	&	\$550,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$580,500	Property type	House	Suburb	Rosebud

31 May 2020

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2019

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.

to

Address of comparable property	Price	Date of sale	
29 Nixon Street Rosebud VIC 3939	\$530,000	18-Apr-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: 17 June 2020



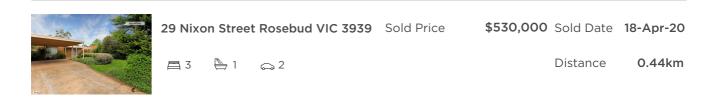
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#### RS = Recent sale UN = Undisclosed Sale

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