

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 Keogh Street, Rosebud

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 \$420,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$

*House

X

*Unit

Suburb

Rosebud

Period - From Feb 2017

to Feb 2017

Source

RPData

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 six 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
41 Fairway Grove, Rosebud	\$455,000	5 Apr, 2017
2 Bentley Road, McCrae	\$455,000	20 Apr, 2017
114 Foam Street, Rosebud	\$445,000	20 Feb, 2017

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 six months.

Property data source: www.RPData.com. Generated on 10 June 2017.