

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

9 Woonton 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

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2018

to

31 Oct 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

1 Mark Street Rosebud VIC 3939	\$576,750	12-Jul-19
19 Lyon Street Rosebud VIC 3939	\$585,000	03-Sep-19
13 Baroda Street Rosebud VIC 3939	\$542,500	07-Jun-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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1 Mark Street Rosebud VIC 3939

Sold Price

\$576,750

Sold Date

12-Jul-19

 3  2  4

Distance

0.26km



19 Lyon Street Rosebud VIC 3939

Sold Price

\$585,000

Sold Date

03-Sep-19

 3  1  2

Distance

0.3km



13 Baroda Street Rosebud VIC 3939

Sold Price

\$542,500

Sold Date

07-Jun-19

 3  2  4

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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