

## 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

2/56 Boneo Road Rosebud VIC 3939

### Indicative selling price

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

Single Price

\$529,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

2/7 Coorabong Avenue Rosebud VIC 3939	\$515,000	26-Apr-19
3/68 Warranilla Avenue Rosebud VIC 3939	\$527,000	16-Feb-19
7A Woyna Avenue Capel Sound VIC 3940	\$525,000	29-Mar-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: 17 September 2019


**2/7 Coorabong Avenue Rosebud  
VIC 3939**
 3  1  2

Sold Price

**\$515,000**

Sold Date

**26-Apr-19**

Distance

**0.15km**

**3/68 Warranilla Avenue Rosebud  
VIC 3939**
 3  2  3

Sold Price

**\$527,000**

Sold Date

**16-Feb-19**

Distance

**0.48km**

**7A Woyna Avenue Capel Sound VIC  
3940**
 3  1  1

Sold Price

**\$525,000**

Sold Date

**29-Mar-19**

Distance

**1.75km**

RS = Recent sale

UN = Undisclosed Sale

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