

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 10 Anakie Court, Rosebud 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$ 560,000 & \$ 610,000

Median sale price

Median price \$ 570,000 House ☒ Suburb Rosebud

Period - From 01 Mar 2017 to 12 Mar2018 Source REA

Comparable property sales

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
21 Carrathool Avenue, Rosebud 3939	\$ 590,000	22 Dec 2017
52 Seabrook Avenue, Rosebud 3939	\$ 570,000	30 Oct 2017
18 Sylvan Drive, Rosebud 3939	\$ 645,000	21 Nov 2017

Property offered for sale by

Agent Name and
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