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

60 Elwers Road 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	\$750,000	&	\$800,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$577,000	Prop	erty type		House	Suburb	Rosebud
Period-from	01 Feb 2019	to	31 Jan 2	in 2020 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
3 Overlea Avenue Rosebud VIC 3939	\$850,000	13-Jan-20
3A Overlea Avenue Rosebud VIC 3939	\$830,000	25-Nov-19
18 Talbot Grove McCrae VIC 3938	\$855,000	05-Oct-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: 21 February 2020



consumer.vic.gov.au

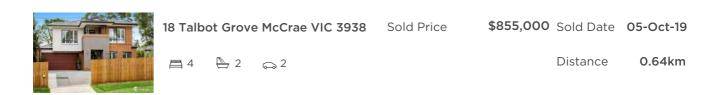


3 Ove 3939
₿ 3

3 Overlea Avenue Rosebud VIC 3939	Sold Price	\$850,000 Sold Date	13-Jan-20
Ē3 È3 Ģ1		Distance	0.6km
3A Overlea Avenue Rosebud VIC 3939	Sold Price	\$830,000 Sold Date	25-Nov-19



3A Overlea Avenue Rosebud VIC 3939			Sold Price	\$830,000	Sold Date	25-Nov-19
E 3	-	୍ଦ -			Distance	0.6km



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2020 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.