

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2056 PRINCES HIGHWAY ROSEDALE VIC 3847

Indicative selling price

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

Single Price

\$1,275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Farm

Suburb

Rosedale

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5-13 CANSICK STREET ROSEDALE VIC 3847	\$968,000	04-Jul-22
5 RIVERVIEW DRIVE TRARALGON EAST VIC 3844	\$810,000	14-Jan-22
75 ASHWORTH DRIVE TRARALGON VIC 3844	\$1,000,000	22-Aug-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 December 2022



5-13 CANSICK STREET ROSEDALE VIC 3847

Sold Price

\$968,000

Sold Date

04-Jul-22

3 - 20

Distance

2.68km



5 RIVERVIEW DRIVE TRARALGON EAST VIC 3844

Sold Price

\$810,000

Sold Date

14-Jan-22

4 2 4

Distance

16.78km



75 ASHWORTH DRIVE TRARALGON VIC 3844

Sold Price

\$1,000,000

Sold Date

22-Aug-22

4 2 4

Distance

21.82km



52 SOVEREIGN DRIVE WURRUK VIC 3850

Sold Price

\$971,500

Sold Date

05-May-22

4 2 6

Distance

23.97km

RS = Recent sale

UN = Undisclosed Sale

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