

# 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 or  
locality and postcode

8 Rowley Close, Rosedale Vic 3847

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$560,000

### Median sale price

Median price

\$532,500

Property Type

House

Suburb

Rosedale

Period - From

11/04/2023

to

10/04/2024

Source

REIV

### 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 eighteen 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	67 Albert St ROSEDALE 3847	\$520,000	21/11/2023
2	20 George St ROSEDALE 3847	\$520,000	16/11/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

11/04/2024 12:32



3 2 2

**Property Type:** House (Res)

**Land Size:** 968 sqm approx

Agent Comments

**Indicative Selling Price**

\$560,000

**Median House Price**

11/04/2023 - 10/04/2024: \$532,500

## Comparable Properties



**67 Albert St ROSEDALE 3847 (VG)**

Agent Comments

3 - -

**Price:** \$520,000

**Method:** Sale

**Date:** 21/11/2023

**Property Type:** House (Res)

**Land Size:** 1055 sqm approx



**20 George St ROSEDALE 3847 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$520,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** House

**Land Size:** 963 sqm approx

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 eighteen months.