

## 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

1/26 Warranilla Avenue 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

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2020

to

31 Dec 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2A Moorfield Avenue Rosebud VIC 3939 | \$650,000 | 18-Jul-20 |
| 10 Ashenden Square Rosebud VIC 3939  | \$645,000 | 13-Oct-20 |
| 242 Eastbourne Road Rosebud VIC 3939 | \$625,000 | 25-Nov-20 |

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: 09 January 2021

# SHORELINE

## REAL ESTATE

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**2A Moorfield Avenue Rosebud VIC 3939**

Sold Price

**\$650,000**

Sold Date

**18-Jul-20**

3

2

2

Distance

**0.31km**



**10 Ashenden Square Rosebud VIC 3939**

Sold Price

**\$645,000**

Sold Date

**13-Oct-20**

3

2

3

Distance

**0.36km**



**242 Eastbourne Road Rosebud VIC 3939**

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date

**25-Nov-20**

3

2

2

Distance

**0.75km**



**3 Karawa Close Capel Sound VIC 3940**

Sold Price

**\$640,000**

Sold Date

**02-Aug-20**

3

2

2

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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