

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

8 Wilgah 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2019

to

29 Feb 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

4 Arranga Street Rosebud VIC 3939	\$550,000	20-Mar-20
10 Dumossa Avenue Rosebud VIC 3939	\$655,000	14-Mar-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: 30 March 2020


4 Arranga Street Rosebud VIC 3939 Sold Price

^{RS} **\$550,000** Sold Date **20-Mar-20**
 3  1  3
Distance **1.28km**
10 Dumossa Avenue Rosebud VIC 3939 Sold Price

^{RS} **\$655,000** Sold Date **14-Mar-20**
 3  2  2
Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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