

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 9/71-77 Hove Road 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 \$560,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$552,500 \*House ☐ \*Unit ☒ Suburb Rosebud  
Period - From 1 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 six 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 Blackwood Place Rosebud Vic 3939	\$615,000	23-Nov-20
3/281 Jetty Road Rosebud Vic 3939	\$575,000	15-Dec-20
2/58 First Avenue Rosebud Vic 3939	\$595,000	04-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 six months.