

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

2/12 Anne Street 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2019

to

30 Apr 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

39A Murray-Anderson Road Rosebud VIC 3939	\$600,000	03-Apr-20
4/39 Mark Street Rosebud VIC 3939	\$595,000	20-Mar-20
69B Hove Road Rosebud VIC 3939	\$615,000	04-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: 27 May 2020


**39A Murray-Anderson Road
Rosebud VIC 3939**
 3  2  2

 Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **03-Apr-20**
Distance **1.78km**
**4/39 Mark Street Rosebud VIC
3939**
 3  2  2

 Sold Price **\$595,000** Sold Date **20-Mar-20**
Distance **1.62km**
69B Hove Road Rosebud VIC 3939
 3  2  2

 Sold Price ^{RS} **\$615,000** Sold Date **04-Mar-20**
Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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