

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

3/59 Fairway Grove 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

Rosebud

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/49 Fairway Grove Rosebud VIC 3939	\$550,000	11-Aug-19
5A Potton Avenue Rosebud VIC 3939	\$685,000	16-Apr-19
2/34 Mark Street Rosebud VIC 3939	\$550,000	24-May-19

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.~~

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**3/49 Fairway Grove Rosebud VIC
3939**

3 2 2

Sold Price **\$550,000** Sold Date **11-Aug-19**

Distance **0.1km**



**5A Potton Avenue Rosebud VIC
3939**

3 2 2

Sold Price **\$685,000** Sold Date **16-Apr-19**

Distance **0.85km**



**2/34 Mark Street Rosebud VIC
3939**

3 2 2

Sold Price **\$550,000** Sold Date **24-May-19**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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