

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

6 Cleeland Court 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,750

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 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

92 Third Avenue Rosebud VIC 3939	\$475,000	09-Oct-20
6 Flamingo Road Capel Sound VIC 3940	\$503,000	11-Jul-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: 12 November 2020



92 Third Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **09-Oct-20**

2 1 1

Distance **1.37km**



6 Flamingo Road Capel Sound VIC 3940 Sold Price **\$503,000** Sold Date **11-Jul-20**

2 1 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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