

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

1/14 Cass 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

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2020

to

30 Sep 2021

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

15/72 Jetty Road Rosebud VIC 3939	\$540,000	26-Aug-21
2/1 Windella Avenue Rosebud VIC 3939	\$575,000	16-Apr-21
2/3 Koorong Avenue Rosebud VIC 3939	\$580,000	12-Apr-21

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: 09 October 2021


15/72 Jetty Road Rosebud VIC 3939

 Sold Price **\$540,000** Sold Date **26-Aug-21**
 2  1  1

 Distance **0.33km**

2/1 Windella Avenue Rosebud VIC 3939

 Sold Price **\$575,000** Sold Date **16-Apr-21**
 2  1  1

 Distance **1.54km**

2/3 Koorong Avenue Rosebud VIC 3939

 Sold Price **\$580,000** Sold Date **12-Apr-21**
 2  1  2

 Distance **1.74km**
RS = Recent sale

UN = Undisclosed Sale

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