

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

2/131 Boneo Road 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

2/1669 Point Nepean Road Capel Sound VIC 3940	\$615,000	20-Sep-19
3/230 Eastbourne Road Rosebud VIC 3939	\$650,000	04-Sep-19
1/63 Boneo Road Rosebud VIC 3939	\$460,000	03-Sep-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.~~

This Statement of Information was prepared on: 11 October 2019



2/1669 Point Nepean Road Capel Sound VIC 3940

3 2 2

Sold Price

^{RS}

\$615,000

Sold Date

20-Sep-19

Distance

1.64km



3/230 Eastbourne Road Rosebud VIC 3939

3 2 2

Sold Price

\$650,000

Sold Date

04-Sep-19

Distance

1.23km



1/63 Boneo Road Rosebud VIC 3939

3 2 1

Sold Price

^{RS}

\$460,000

Sold Date

03-Sep-19

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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