

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

8/4 Rosemore 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,900

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 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

1/4 Rosemore Road Rosebud VIC 3939	\$715,000	25-Oct-21
5 Wilfred Street Rosebud VIC 3939	\$630,000	17-Nov-20
1/5 Rosemore Road Rosebud VIC 3939	\$685,000	01-Nov-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: 25 November 2021

**1/4 Rosemore Road Rosebud VIC 3939**

Sold Price

\$715,000

Sold Date

25-Oct-21

3



2



2

Distance

0.06km**5 Wilfred Street Rosebud VIC 3939**

Sold Price

\$630,000

Sold Date

17-Nov-20

2



1



2

Distance

0.11km**1/5 Rosemore Road Rosebud VIC 3939**

Sold Price

\$685,000

Sold Date

01-Nov-20

3



2



2

Distance

0.13km**RS** = Recent sale**UN** = Undisclosed Sale

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