

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

36 BRANSON 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,500

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2021

to

30 Sep 2022

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

18 CURRAWONG COURT CAPEL SOUND VIC 3940	\$835,000	01-Jul-22
3 BRAIDWOOD AVENUE ROSEBUD VIC 3939	\$875,000	05-Jul-22
97 SPRAY STREET ROSEBUD VIC 3939	\$898,888	25-Jun-22

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: 03 October 2022



**18 CURRAWONG COURT CAPEL
SOUND VIC 3940**

3 1 2

Sold Price **\$835,000** Sold Date **01-Jul-22**

Distance **0.62km**



**3 BRAIDWOOD AVENUE ROSEBUD
VIC 3939**

3 1 2

Sold Price ^{RS} **\$875,000** Sold Date **05-Jul-22**

Distance **1.05km**



**97 SPRAY STREET ROSEBUD VIC
3939**

3 2 2

Sold Price **\$898,888** Sold Date **25-Jun-22**

Distance **1.67km**

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

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