

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/63 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

*House

*Unit

X

Suburb

Rosebud

Period-from

01 Aug 2018

to

31 Jul 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

2/7 Coorabong Avenue Rosebud VIC 3939	\$515,000	26-Apr-19
2/30 Warranilla Avenue Rosebud VIC 3939	\$460,000	12-Mar-19
5/86 First Avenue Rosebud VIC 3939	\$465,000	01-Dec-18

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.~~

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SHORELINE

REAL ESTATE

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2/7 Coorabong Avenue Rosebud VIC 3939

Sold Price

\$515,000

Sold Date

26-Apr-19



3



1



2

Distance

0.05km



2/30 Warranilla Avenue Rosebud VIC 3939

Sold Price

\$460,000

Sold Date

12-Mar-19



2



1



1

Distance

0.22km



5/86 First Avenue Rosebud VIC 3939

Sold Price

\$465,000

Sold Date

01-Dec-18



3



1



1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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