

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

2/14 Moorfield Avenue 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

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

Land

Suburb

Rosebud

Period-from

01 Mar 2020

to

28 Feb 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

5A Walpole Avenue Rosebud VIC 3939	\$750,000	13-Nov-20
2/7 Koorong Avenue Rosebud VIC 3939	\$690,000	26-Feb-21
2/3 Thomas Street Rosebud VIC 3939	\$730,000	22-Jan-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.~~

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5A Walpole Avenue Rosebud VIC 3939

Sold Price

\$750,000

Sold Date **13-Nov-20**

3 2 2

Distance **0.2km**



2/7 Koorong Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$690,000**

Sold Date **26-Feb-21**

3 2 2

Distance **0.66km**



2/3 Thomas Street Rosebud VIC 3939

Sold Price

\$730,000

Sold Date **22-Jan-21**

3 2 2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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