

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

3/49 Fairway Grove 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

\$520,000

&

\$570,000

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

2/49 Fairway Grove Rosebud VIC 3939	\$525,000	11-May-19
3/12 Vickie Court Rosebud VIC 3939	\$505,000	25-Feb-19
3/15 Talbot Grove McCrae VIC 3938	\$525,000	24-Apr-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.~~

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2/49 Fairway Grove Rosebud VIC 3939

 3  2  2

Sold Price

\$525,000

Sold Date

11-May-19

Distance

0.02km



3/12 Vickie Court Rosebud VIC 3939

 2  1  1

Sold Price

\$505,000

Sold Date

25-Feb-19

Distance

0.64km



3/15 Talbot Grove McCrae VIC 3938

 2  2  2

Sold Price

\$525,000

Sold Date

24-Apr-19

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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