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

55 Warrain 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	\$1,425,000	&	\$1,550,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$755,500	Prop	perty type House		Suburb	Rosebud	
Period-from	01 Jan 2021	to	31 Dec 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
110 Duells Road Rosebud VIC 3939	\$1,407,500	30-Sep-21
5 Sunrise Place Rosebud VIC 3939	\$1,560,000	04-Dec-21
24 Murawa Drive Rosebud VIC 3939	\$1,455,000	08-Nov-21

OR

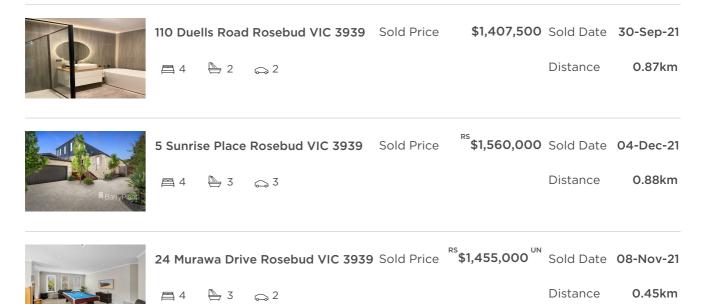
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 10 January 2022



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