

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

4/13 WOODVALE 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2021

to

31 Mar 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

4/6 BANKS STREET MCCRAE VIC 3938	\$874,000	11-Dec-21
3/36 ARMSTRONG ROAD MCCRAE VIC 3938	\$820,000	23-Dec-21
5 WEBBER LANE ROSEBUD VIC 3939	\$850,000	10-Jan-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.~~

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4/6 BANKS STREET MCCRAE VIC 3938

Sold Price

\$874,000

Sold Date

11-Dec-21

 3  2  2

Distance

0.49km



3/36 ARMSTRONG ROAD MCCRAE VIC 3938

Sold Price

\$820,000

Sold Date

23-Dec-21

 3  2  2

Distance

0.74km



5 WEBBER LANE ROSEBUD VIC 3939

Sold Price

\$850,000

Sold Date

10-Jan-22

 3  2  2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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