Statement of Information Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode

20 DUELLS ROAD, ROSEBUD, VIC 3939

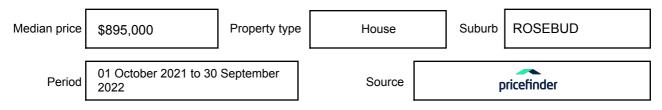
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$940,000 to \$995,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
51A SHERWOOD AVE, ROSEBUD, VIC 3939	*\$975,000	08/11/2022
7 SEABROOK AVE, ROSEBUD, VIC 3939	\$1,000,000	11/09/2022
27 WAKOOL AVE, ROSEBUD, VIC 3939	\$1,045,000	27/07/2022

This Statement of Information was prepared on: 30,

30/12/2022

