

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

3 Blackwood Place 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

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,750

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 2020

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

13/431 Waterfall Gully Road Rosebud VIC 3939	\$620,000	15-Aug-20
2/12 Anne Street Rosebud VIC 3939	\$585,000	04-Jul-20

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: 07 November 2020



**13/431 Waterfall Gully Road
Rosebud VIC 3939**

3 2 2

Sold Price ^{RS} **\$620,000** Sold Date **15-Aug-20**

Distance **0.28km**



2/12 Anne Street Rosebud VIC 3939

3 2 2

Sold Price **\$585,000** Sold Date **04-Jul-20**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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