

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

34 Nixon Street 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2019

to

30 Sep 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

23 Nixon Street Rosebud VIC 3939	\$630,000	06-May-20
42 Hove Road Rosebud VIC 3939	\$648,000	18-Jul-20
14 Nixon Street Rosebud VIC 3939	\$675,000	24-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: 14 October 2020



23 Nixon Street Rosebud VIC 3939 Sold Price **\$630,000** Sold Date **06-May-20**

 3  2  2

Distance **0.15km**



42 Hove Road Rosebud VIC 3939 Sold Price **\$648,000** Sold Date **18-Jul-20**

 4  2  2

Distance **0.17km**



14 Nixon Street Rosebud VIC 3939 Sold Price **\$675,000** Sold Date **24-Jul-20**

 4  2  4

Distance **0.18km**



53 Sunningdale Road Rosebud VIC 3939 Sold Price ^{RS} **\$630,000** Sold Date **29-Jul-20**

 3  1  2

Distance **0.39km**

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

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