

## 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

21 Rosemore Road Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,500

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2019

to

30 Jun 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

41 Potton Avenue Rosebud VIC 3939	\$661,000	27-Feb-20
53 Potton Avenue Rosebud VIC 3939	\$645,000	26-Jan-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: 13 July 2020



### 41 Pottton Avenue Rosebud VIC 3939

 3
  2
  2

Sold Price

**\$661,000**Sold Date **27-Feb-20**

Distance

**1.32km**

### 53 Pottton Avenue Rosebud VIC 3939

 3
  1
  1

Sold Price

**\$645,000**Sold Date **26-Jan-20**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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