

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

5/7-9 Koorong Avenue 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Rosebud

Period-from

20 Aug 2020

to

28 Jan 2021

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

| | | |
|---------------------------------------|-----------|-----------|
| 3/209 Jetty Road Rosebud VIC 3939 | \$690,000 | 20-Aug-20 |
| 1/123 Rosebud Parade Rosebud VIC 3939 | \$695,000 | 6-Jan-21 |
| 2/4 Moorfield Ave Rosebud VIC 3939 | \$660,000 | 15-Dec-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: 28 January 2021



**3/230 Eastbourne Road Rosebud
VIC 3939**

3 2 2

Sold Price

\$650,000

Sold Date

18-Aug-19

Distance

0.61km



**2/230 Eastbourne Road Rosebud
VIC 3939**

3 2 2

Sold Price

\$630,000

Sold Date

20-Aug-19

Distance

0.62km



**3/307 Eastbourne Road Capel
Sound VIC 3940**

3 2 2

Sold Price

^{RS} **\$575,000**

Sold Date

28-Nov-19

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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