

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

2/8 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Feb 2019

to

31 Jan 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

1/18 Braidwood Avenue Rosebud VIC 3939	\$705,000	04-Nov-19
19 Dalglish Avenue Rosebud VIC 3939	\$860,000	12-Nov-19
19A Dalglish Avenue Rosebud VIC 3939	\$905,000	23-Nov-19

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: 21 February 2020



1/18 Braidwood Avenue Rosebud VIC 3939

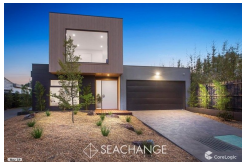
 3  2  1

Sold Price

\$705,000

Sold Date **04-Nov-19**

Distance **0.7km**



19 Dalgleish Avenue Rosebud VIC 3939

 3  2  2

Sold Price

\$860,000

Sold Date **12-Nov-19**

Distance **0.73km**



19A Dalgleish Avenue Rosebud VIC 3939

 3  2  2

Sold Price

\$905,000

Sold Date **23-Nov-19**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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