

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

95 ALBERT STREET ROSEDALE VIC 3847

Indicative selling price

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

Single Price

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Rosedale

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

85 DUKE STREET ROSEDALE VIC 3847	\$665,000	05-Oct-22
87 ALBERT STREET ROSEDALE VIC 3847	\$495,000	22-Mar-23
111 PRINCE STREET ROSEDALE VIC 3847	\$475,000	04-May-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 June 2023



85 DUKE STREET ROSEDALE VIC 3847

Sold Price

\$665,000

Sold Date

05-Oct-22

3

-

-

Distance

0.15km



87 ALBERT STREET ROSEDALE VIC 3847

Sold Price

\$495,000

Sold Date

22-Mar-23

3

2

2

Distance

0.08km



111 PRINCE STREET ROSEDALE VIC 3847

Sold Price

^{RS} **\$475,000**

Sold Date

04-May-23

3

2

2

Distance

0.29km



10 GEORGE STREET ROSEDALE VIC 3847

Sold Price

\$540,000

Sold Date

14-Nov-22

4

2

2

Distance

0.43km



2 ALLEN COURT ROSEDALE VIC 3847

Sold Price

\$545,000

Sold Date

20-Sep-22

3

2

-

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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