## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

6/71 Hove Road Rosebud VIC 3939							
e see consumer.vic	.gov.au	ı/underquot	ting (*E	elete singl	e price	or range	as applicable)
		or range between		\$570,000		&	\$620,000
plicable)						Г	
\$552,500	Property type Unit			Unit		Suburb	Rosebud
01 Dec 2019	to 30 Nov 2020 S			ource	Corelogic		
ales (*Delete A	or B b	oelow as	applic	able)			
properties sold with t's representative o	nin two conside	kilometres or rs to be mo	of the p	property for parable to	r sale i the pro	n the last ( operty for s	6 months that the sale.
Address of comparable property					Price		Date of sale
2/12 Anne Street Rosebud VIC 3939					\$585,000		04-Jul-20
3 Blackwood Place Rosebud VIC 3939					\$615,000		23-Nov-20
2/58 First Avenue Rosebud VIC 3939					\$595,000		03-Dec-20
	plicable)  \$552,500  01 Dec 2019  ales (*Delete A properties sold with t's representative coperty  ebud VIC 3939  psebud VIC 3939	plicable)  \$552,500 Prop  01 Dec 2019 to  ales (*Delete A or B to  properties sold within two t's representative consider  operty  ebud VIC 3939  osebud VIC 3939	e see consumer.vic.gov.au/underquot or ran betwee  plicable)  \$552,500 Property type  01 Dec 2019 to 30 Nov 2  ales (*Delete A or B below as a properties sold within two kilometres at a representative considers to be more operty ebud VIC 3939  psebud VIC 3939	or range between  plicable)  \$552,500  Property type  01 Dec 2019  to 30 Nov 2020  ales (*Delete A or B below as applice properties sold within two kilometres of the party is representative considers to be most componenty  ebud VIC 3939  psebud VIC 3939	or range between \$570,00 policable)  State of the property type with the property for the property sold within two kilometres of the property for the property type bud VIC 3939  Seebud VIC 3939  Seebud VIC 3939	or range between \$570,000  plicable)  \$552,500 Property type Unit  01 Dec 2019 to 30 Nov 2020 Source  ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale it's representative considers to be most comparable to the property ebud VIC 3939  \$58	or range between \$570,000 &  plicable)  \$552,500 Property type Unit Suburb  O1 Dec 2019 to 30 Nov 2020 Source  properties sold within two kilometres of the property for sale in the last of the property to the property for sale in the last of the property for sale in the

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.

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