

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 Dullard Street 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2018

to

30 Sep 2019

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 Deighton Drive Rosebud VIC 3939	\$450,000	10-Apr-19
2 Bromley Street Rosebud VIC 3939	\$485,000	24-Aug-19
4 Branson Street Rosebud VIC 3939	\$470,000	02-Jul-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: 08 October 2019



1 Deighton Drive Rosebud VIC 3939 Sold Price **\$450,000** Sold Date **10-Apr-19**

 3  1  4

Distance **0.65km**



2 Bromley Street Rosebud VIC 3939 Sold Price **\$485,000** Sold Date **24-Aug-19**

 3  1  1

Distance **0.66km**



4 Branson Street Rosebud VIC 3939 Sold Price **\$470,000** Sold Date **02-Jul-19**

 3  1  1

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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