

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

19/15 Herman 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2019

to

31 May 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

2/59A Bayview Avenue Rosebud VIC 3939	\$500,000	15-Feb-20
4/39 Mark Street Rosebud VIC 3939	\$595,000	20-Mar-20
4/15 McCombe Street Rosebud VIC 3939	\$570,000	07-Jan-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.~~

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2/59A Bayview Avenue Rosebud VIC 3939

3 2 2

Sold Price **\$500,000** Sold Date **15-Feb-20**

Distance **1.05km**



4/39 Mark Street Rosebud VIC 3939

3 2 2

Sold Price **\$595,000** Sold Date **20-Mar-20**

Distance **1.45km**



4/15 McCombe Street Rosebud VIC 3939

3 2 2

Sold Price **\$570,000** Sold Date **07-Jan-20**

Distance **2.42km**

RS = Recent sale

UN = Undisclosed Sale

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