

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

10/15 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

or range
between

\$589,900

&

\$648,800

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

3/59 Fairway Grove Rosebud VIC 3939	\$599,000	27-Nov-19
1/41 Hove Road Rosebud VIC 3939	\$645,000	01-Feb-20
8/41 Hove Road Rosebud VIC 3939	\$590,000	24-Sep-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.~~

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3/59 Fairway Grove Rosebud VIC 3939

3 2 2

Sold Price

\$599,000 Sold Date **27-Nov-19**

Distance **0.38km**



1/41 Hove Road Rosebud VIC 3939

3 2 2

Sold Price

^{RS} **\$645,000** Sold Date **01-Feb-20**

Distance **0.44km**



8/41 Hove Road Rosebud VIC 3939

3 2 2

Sold Price

\$590,000 Sold Date **24-Sep-19**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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