STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	**43 Boneo Road 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	$700,000	& $750,000

Median sale price

(*Delete house or unit as applicable)

Median price	$527,000	*House	x	*Unit		Suburb	Rosebud
Period - From	Aug 2017	to	Sep 2017			Source	Core Logic RP Data

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 six 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
131 Boneo Rd, Rosebud	$600,000	14 Jun, 2017
10 Warraburra Ave Rosebud	$700,000	10 Apr, 2017
8 Windella Ave , Rosebud	$650,000	27 Aug, 2017

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 six months.

Property data source: REIV propertydata.com.au. Generated on 12th Sept, 2017