

## 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

11 Moorfield Avenue Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$679,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,875

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2019

to

31 Dec 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

6 Marks Avenue Rosebud VIC 3939	\$675,000	13-Dec-19
14 Moorfield Avenue Rosebud VIC 3939	\$650,000	28-Mar-18
30 Boneo Road Rosebud VIC 3939	\$650,000	13-Apr-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: 07 January 2020





**6 Marks Avenue Rosebud VIC 3939** Sold Price **\$675,000** Sold Date **13-Dec-19**

 3  1  1

Distance **0.41km**



**14 Moorfield Avenue Rosebud VIC 3939** Sold Price **\$650,000** Sold Date **28-Mar-18**

 4  1  3

Distance **0.06km**



**30 Boneo Road Rosebud VIC 3939** Sold Price Sold Date **13-Apr-19**

 3  1  3

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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