

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 CASS 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$884,250

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2021

to

31 Jul 2022

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

17 LYON STREET ROSEBUD VIC 3939	\$762,500	11-Jul-22

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: 02 August 2022



**17 LYON STREET ROSEBUD VIC
3939**

 2  1  3

Sold Price

^{RS} **\$762,500**

Sold Date

11-Jul-22

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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