

## 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

34 Harridge Street 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

or range  
between

\$770,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Rosebud

Period-from

01 May 2020

to

30 Apr 2021

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 33 Banksia Place Rosebud VIC 3939  | \$800,000 | 24-Apr-21 |
| 47 Deighton Drive Rosebud VIC 3939 | \$752,500 | 01-Feb-21 |
|                                    |           |           |

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: 18 May 2021


**33 Banksia Place Rosebud VIC 3939**

Sold Price

<sup>RS</sup>
**\$800,000**

Sold Date

**24-Apr-21**


3



2



2

Distance

**0.15km**

**47 Deighton Drive Rosebud VIC 3939**

Sold Price

**\$752,500**

Sold Date

**01-Feb-21**


3



2



3

Distance

**0.47km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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