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

4/29 MCDOWELL 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	\$689,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$730,000	Property type		Unit		Suburb	Rosebud
Period-from	01 Apr 2022	to	31 Mar 2	2023	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	
3/3 WINDELLA AVENUE ROSEBUD VIC 3939	\$705,000	23-Jul-22	
8/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$670,000	15-Dec-22	
4/5 MARTIN STREET ROSEBUD VIC 3939	\$655,000	15-Feb-23	

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: 11 April 2023

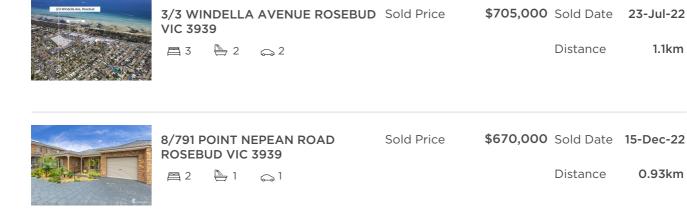


consumer.vic.gov.au



Michael Flynn - Rika Reilly M 0359863000 E michael@flynnandco.com.au

1.1km





	4/5 MA 3939	ARTIN S	TREET ROSEBUD VIC Sold Pric	e *\$\$655,000	Sold Date	15-Feb-23
CEUNN*CO.	昌 2	1	⇔ 2		Distance	1.07km



19/771 POINT NEPEAN ROAD ROSEBUD VIC 3939			Sol	d Price	\$665,00	00 Sold Date	03-Dec-22	
	昌 3	1	ç⇒ 2				Distance	1.13km

RS = Recent sale UN = Undisclosed Sale

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