

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

2/117 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

\$420,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Aug 2019

to

31 Jul 2020

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

13/254 Jetty Road Rosebud VIC 3939	\$390,000	15-Jul-20
1/350 Eastbourne Road Rosebud VIC 3939	\$365,000	31-May-20

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.

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Linda Wooley CEA REIV

P 5987 2800

M 0408 148 041

E linda@mjross.com.au



13/254 Jetty Road Rosebud VIC 3939

Sold Price

^{RS} **\$390,000** Sold Date **15-Jul-20**

2 1 1

Distance **1.62km**



1/350 Eastbourne Road Rosebud VIC 3939

Sold Price

\$365,000 Sold Date **31-May-20**

2 1 1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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