

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 The Crescent 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

\$890,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2021

to

31 Dec 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

3 Coorabong Avenue Rosebud VIC 3939	\$845,000	30-Aug-21
70 First Avenue Rosebud VIC 3939	\$910,000	07-Jan-22
24 Boneo Road Rosebud VIC 3939	\$990,500	12-Sep-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: 28 January 2022



3 Coorabong Avenue Rosebud VIC 3939 Sold Price **\$845,000** Sold Date **30-Aug-21**

 3  1  -

Distance **0.16km**

Notes from your agent

Slightly larger land, not a corner site



70 First Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$910,000** Sold Date **07-Jan-22**

 3  1  2

Distance **0.36km**



24 Boneo Road Rosebud VIC 3939 Sold Price **\$990,500** Sold Date **12-Sep-21**

 3  1  1

Distance **0.31km**

Notes from your agent

Sold at auction. Smaller land with plans and permits for medical suites and residential accommodation, commercial overlay

RS = Recent sale UN = Undisclosed Sale

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