

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

9 Monty Court 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,900

Property type

Land

Suburb

Rosebud

Period-from

01 Jun 2020

to

31 May 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

1 Forshaw Court Rosebud VIC 3939	\$910,000	29-Apr-21
12 Sherwood Avenue Rosebud VIC 3939	\$830,000	10-Mar-21
309 Jetty Road Rosebud VIC 3939	\$815,000	24-Mar-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: 23 June 2021

**1 Forshaw Court Rosebud VIC 3939**

Sold Price

RS

\$910,000

Sold Date

29-Apr-21

4



2



2

Distance

0.21km**12 Sherwood Avenue Rosebud VIC 3939**

Sold Price

\$830,000

Sold Date

10-Mar-21

3



2



2

Distance

0.21km**309 Jetty Road Rosebud VIC 3939**

Sold Price

RS

\$815,000

Sold Date

24-Mar-21

3



2



2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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