

## 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

50 Herman 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 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

42 Herman Street Rosebud VIC 3939	\$775,000	19-Nov-21
8 Burunda Road Rosebud VIC 3939	\$730,000	06-Aug-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: 30 November 2021



**42 Herman Street Rosebud VIC 3939**

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**19-Nov-21**

 3  2  1

Distance

**0.09km**



**8 Burunda Road Rosebud VIC 3939**

Sold Price

**\$730,000**

Sold Date

**06-Aug-21**

 3  1  1

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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