

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

8 Troon 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,750

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2019

to

30 Sep 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

323 Waterfall Gully Road Rosebud VIC 3939	\$965,000	13-Aug-20
43A The Avenue McCrae VIC 3938	\$1,000,000	29-Jul-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.

This Statement of Information was prepared on: 19 October 2020



323 Waterfall Gully Road Rosebud VIC 3939

Sold Price

\$965,000

Sold Date

13-Aug-20

 4  3  4

Distance

1.37km



43A The Avenue McCrae VIC 3938

Sold Price

\$1,000,000

Sold Date

29-Jul-20

 5  3  -

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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