

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

13 Sherwood Avenue 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$333,333

Property type

Land

Suburb

Rosebud

Period-from

01 Sep 2018

to

31 Aug 2019

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

26 Sylvan Drive Rosebud VIC 3939	\$677,300	11-Jul-19
43 Sherwood Avenue Rosebud VIC 3939	\$750,000	26-Aug-19
31 Peninsula Sands Boulevard Rosebud VIC 3939	\$855,000	30-Jul-19

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: 21 September 2019



26 Sylvan Drive Rosebud VIC 3939 Sold Price ^{RS} **\$677,300** Sold Date **11-Jul-19**
 5 3 2 Distance **0.24km**



43 Sherwood Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **26-Aug-19**
 4 2 4 Distance **0.3km**



31 Peninsula Sands Boulevard Rosebud VIC 3939 Sold Price ^{RS} **\$855,000** Sold Date **30-Jul-19**
 4 2 2 Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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