

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **55 Deighton Drive Rosebud**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$550,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House x *Unit Suburb Rosebud
Period - From May 2017 to Sep 2017 Source Core Logic RP Data

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 six 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
68 Ashenden Sq , Rosebud	\$557,000	16 Jun 2017
25 Denholm St, Rosebud	\$605,000	6 May, 2017
52 First Ave, Rosebud	\$610,000	18 Mar, 2017

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 six months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30th August, 2017