

## 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

14 Farrington Court 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2019

to

31 Jan 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 8 Dunstone Drive Rosebud VIC 3939 | \$500,000 | 19-Oct-19 |
| 6 Dullard Street Rosebud VIC 3939 | \$520,000 | 07-Nov-19 |
| 143 Fifth Avenue Rosebud VIC 3939 | \$517,500 | 20-Jan-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.~~

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**GRANGER**

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**8 Dunstone Drive Rosebud VIC 3939**

Sold Price

**\$500,000**

Sold Date

**19-Oct-19**

3 1 2

Distance

**0.55km**



**6 Dullard Street Rosebud VIC 3939**

Sold Price

**\$520,000**

Sold Date

**07-Nov-19**

3 1 2

Distance

**0.74km**



**143 Fifth Avenue Rosebud VIC 3939**

Sold Price

<sup>RS</sup> **\$517,500**

Sold Date

**20-Jan-20**

3 1 2

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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