

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

33 Hope Street 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

or range
between

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2020

to

31 Dec 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

2/18 Braidwood Avenue Rosebud VIC 3939	\$795,000	23-Oct-20
390 Eastbourne Road Rosebud VIC 3939	\$755,000	07-Dec-20
52 Murray-Anderson Road Rosebud VIC 3939	\$848,000	27-May-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: 20 January 2021

SHORELINE

REAL ESTATE

Janice Cairns

P 03 5985 0000

M 0456 424 872

E janice.cairns@eview.com.au



2/18 Braidwood Avenue Rosebud VIC 3939

Sold Price

^{RS}

\$795,000

Sold Date

23-Oct-20



3



2



2

Distance

0.36km



390 Eastbourne Road Rosebud VIC 3939

Sold Price

^{RS}

\$755,000

Sold Date

07-Dec-20



3



2



2

Distance

0.62km



52 Murray-Anderson Road Rosebud VIC 3939

Sold Price

\$848,000

Sold Date

27-May-20



3



2



2

Distance

1.85km



1761 Point Nepean Road Capel Sound VIC 3940

Sold Price

\$875,000

Sold Date

08-Mar-20



3



1



2

Distance

2.24km

RS = Recent sale

UN = Undisclosed Sale

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