

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

5/71-77 Hove 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

or range between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$552,500

*House

*Unit

X

Suburb

Rosebud

Period - From

01 Dec 2019

to

30 Nov 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 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
3 Blackwood Place Rosebud VIC 3939	\$615,000	23-Nov-20
240 Eastbourne Road Rosebud VIC 3939	\$580,000	11-Jul-20
2/58 First Avenue Rosebud Vic 3939	\$595,000	03-Dec-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 six months.~~