

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

22 Cleeland Court 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2021

to

31 Dec 2021

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

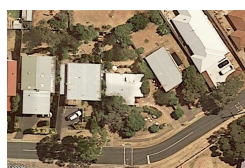
Date of sale

46 Allambi Avenue Capel Sound VIC 3940	\$695,000	03-Oct-21
18 Cleeland Court Rosebud VIC 3939	\$650,000	29-Jun-21
28 Sundew Avenue Capel Sound VIC 3940	\$570,000	06-Oct-21

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: 18 January 2022


**46 Allambi Avenue Capel Sound
VIC 3940**
 3  1  -

Sold Price

\$695,000

Sold Date

03-Oct-21

Distance

0.66km

**18 Cleeland Court Rosebud VIC
3939**
 3  1  1

Sold Price

\$650,000

Sold Date

29-Jun-21

Distance

0.03km

**28 Sundew Avenue Capel Sound
VIC 3940**
 3  -  -

Sold Price

\$570,000

Sold Date

06-Oct-21

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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