

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

2 ANAKIE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,500

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2021

to

31 Mar 2022

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

5 NULLAWARRE AVENUE ROSEBUD VIC 3939	\$1,205,000	09-Apr-22
9 CARRATHOOL AVENUE ROSEBUD VIC 3939	\$1,045,000	05-Apr-22

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: 12 April 2022

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5 NULLAWARRE AVENUE ROSEBUD VIC 3939

4 3 4

Sold Price ^{RS} **\$1,205,000** Sold Date **09-Apr-22**

Distance **0.06km**



9 CARRATHOOL AVENUE ROSEBUD VIC 3939

3 2 5

Sold Price ^{RS} **\$1,045,000** ^{UN} Sold Date **05-Apr-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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