

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 Carrathool Avenue 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

\$1,195,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2020

to

31 Jul 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

45 Warrain Avenue Rosebud VIC 3939	\$1,335,000	21-Feb-21
18 Greenhill Road Rosebud VIC 3939	\$1,300,000	01-Jul-21
53 Parkedge Circuit Rosebud VIC 3939	\$1,210,000	31-Mar-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: 01 August 2021



45 Warrain Avenue Rosebud VIC 3939

 4  3  1

Sold Price

\$1,335,000

Sold Date

21-Feb-21

Distance

0.42km



18 Greenhill Road Rosebud VIC 3939

 4  2  2

Sold Price

^{RS} **\$1,300,000**

Sold Date

01-Jul-21

Distance

0.71km



53 Parkedge Circuit Rosebud VIC 3939

 5  2  2

Sold Price

\$1,210,000

Sold Date

31-Mar-21

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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