# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	
Including suburb or	37 Duke Street, ROSEDALE VIC 3847
locality and postcode	

## Indicative selling price

For the meaning of this pr	ice see consumer.vic	.gov.au/underquoting (*Del	ete single price o	r range as applicable)
Single price	\$470,000			

#### Median sale price

Median price	\$473,000		Property type	House		Suburb	Rosedale
Period - From	18/11/24	to	17/11/25	Source	Cotality & R	ealestate	e.com

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 29 Dawson Street, Rosedale 3847	\$460,000	13 <sup>th</sup> August 2025
2 28 Moore Street, Rosedale 3847	\$440,000	16 <sup>th</sup> May 2025
3 68 Duke Street, Rosedale 3847	\$440,000	8 <sup>th</sup> May 2025

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17 <sup>th</sup> November 2025

