

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

65 Cansick Street, ROSEDALE VIC 3847

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$470,000

Median sale price

Median price \$472,000

Property type House

Suburb Rosedale

Period - From 29/2/24

to

28/8/25

Source Cotality

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 18 Dawson Street, Rosedale 3847	\$439,000	10 th June 2025
2 84 Albert Street, Rosedale 3847	\$434,000	28 th November 2024
3 87 Queen Street, Rosedale 3847	\$470,000	15 th October 2024

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:

29th August 2025