

## 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

51 Sherwood Avenue Rosebud VIC 3939

### Indicative selling price

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

Single Price

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,750

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 2020

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

19 Forshaw Court Rosebud VIC 3939	\$615,000	26-May-20
450 Waterfall Gully Road Rosebud VIC 3939	\$585,000	28-Jun-20
2/38 Hillman Avenue McCrae VIC 3938	\$689,000	29-Oct-20

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.~~

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**GRANGER**

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**19 Forshaw Court Rosebud VIC 3939**

Sold Price

**\$615,000**

Sold Date **26-May-20**

3 2 2

Distance **0.19km**



**450 Waterfall Gully Road Rosebud VIC 3939**

Sold Price

**\$585,000**

Sold Date **28-Jun-20**

3 1 2

Distance **0.52km**



**2/38 Hillman Avenue McCrae VIC 3938**

Sold Price

<sup>RS</sup> **\$689,000**

Sold Date **29-Oct-20**

3 2 1

Distance **1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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