

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

1/23-25 Overlea 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

\$780,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Feb 2020

to

31 Jan 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

1/12 Martin Street Rosebud VIC 3939	\$775,000	22-Oct-20
1/3 Pengana Street Rosebud VIC 3939	\$770,000	14-Dec-20
65 Kennington Road Rosebud VIC 3939	\$770,000	23-Jan-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.~~

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GRANGER

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**1/12 Martin Street Rosebud VIC
3939**

- - -

Sold Price

\$775,000

Sold Date **22-Oct-20**

Distance **0.23km**



**1/3 Pengana Street Rosebud VIC
3939**

3 2 2

Sold Price

^{RS} **\$770,000** ^{UN}

Sold Date **14-Dec-20**

Distance **0.43km**



**65 Kennington Road Rosebud VIC
3939**

3 2 2

Sold Price

^{RS} **\$770,000**

Sold Date **23-Jan-21**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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