

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/49 Fairway Grove 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

\*House

\*Unit

X

Suburb

Rosebud

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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

12 Blackwood Place Rosebud VIC 3939	\$540,000	02-Nov-18
1/16 Lyon Street Rosebud VIC 3939	\$571,000	09-Oct-18
3/5 Hayes Avenue Rosebud VIC 3939	\$590,000	04-Oct-18

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 six months.~~

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**12 Blackwood Place Rosebud VIC 3939**

Sold Price

**\$540,000**

Sold Date

**02-Nov-18**

 3  2  2

Distance

**1.28km**



**1/16 Lyon Street Rosebud VIC 3939**

Sold Price

**\$571,000**

Sold Date

**09-Oct-18**

 2  2  1

Distance

**1.02km**



**3/5 Hayes Avenue Rosebud VIC 3939**

Sold Price

**\$590,000**

Sold Date

**04-Oct-18**

 3  2  2

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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