

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

4 Nullawarre 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2019

to

30 Jun 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

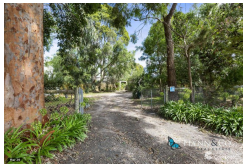
Date of sale

1 Wakool Avenue Rosebud VIC 3939	\$590,000	13-May-20
309 Jetty Road Rosebud VIC 3939	\$625,000	20-May-20
23 Burunda Road Rosebud VIC 3939	\$525,000	09-Jun-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.~~

This Statement of Information was prepared on: 14 July 2020


1 Wakool Avenue Rosebud VIC 3939

Sold Price

^{RS} **\$590,000** Sold Date **13-May-20**
 3  2  -

 Distance **0.59km**

309 Jetty Road Rosebud VIC 3939

Sold Price

^{RS} **\$625,000** ^{UN} Sold Date **20-May-20**
 3  2  2

 Distance **1.18km**

23 Burunda Road Rosebud VIC 3939

Sold Price

^{RS} **\$525,000** Sold Date **09-Jun-20**
 2  1  3

 Distance **1.4km**
RS = Recent sale

UN = Undisclosed Sale

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