

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

3/8 Cairns Street 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2020

to

28 Feb 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

7/791 Point Nepean Road Rosebud VIC 3939	\$505,000	19-Apr-20
4/791 Point Nepean Road Rosebud VIC 3939	\$550,000	08-Jul-20
5/4 Rosemore Road Rosebud VIC 3939	\$540,000	05-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.~~

This Statement of Information was prepared on: 01 March 2021


7/791 Point Nepean Road Rosebud VIC 3939

Sold Price

\$505,000

Sold Date

19-Apr-20
 2

 1

 1

Distance

0.3km

4/791 Point Nepean Road Rosebud VIC 3939

Sold Price

\$550,000

Sold Date

08-Jul-20
 2

 1

 1

Distance

0.31km

5/4 Rosemore Road Rosebud VIC 3939

Sold Price

^{RS} **\$540,000**

Sold Date

05-Jan-21
 2

 1

 1

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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