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	2/314 EASTBOURNE ROAD 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	$670,000	&	$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Rosebud
Period-from	01 Apr 2021	to	31 Mar 2022	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
4/5 HAYES AVENUE ROSEBUD VIC 3939	$710,000	05-Mar-22
17/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	$670,000	26-Feb-22
1/5 BORONIA AVENUE CAPEL SOUND VIC 3940	$635,000	21-Dec-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: 28 April 2022

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4/5 HAYES AVENUE ROSEBUD VIC 3939

2 2 2

Sold Price **$710,000** Sold Date **05-Mar-22**

Distance **1.72km**



17/1559 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

2 1 1

Sold Price RS **$670,000** Sold Date **26-Feb-22**

Distance **1.1km**



1/5 BORONIA AVENUE CAPEL SOUND VIC 3940

3 1 1

Sold Price **$635,000** Sold Date **21-Dec-21**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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