

## 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

18 Sherwood Avenue Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,170,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2020

to

30 Sep 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

4 Blackberry Crescent Rosebud VIC 3939	\$1,225,000	04-Sep-21
18 Warrain Avenue Rosebud VIC 3939	\$1,186,000	21-Aug-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: 20 October 2021



**4 Blackberry Crescent Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$1,225,000** Sold Date **04-Sep-21**

 4  2  2

Distance **0.35km**



**18 Warrain Avenue Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$1,186,000** Sold Date **21-Aug-21**

 4  3  2

Distance **1.1km**

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

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