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

16 Merilyn Way 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	\$720,000	&	\$780,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$650,000	Property type		House		Suburb	Rosebud
Period-from	01 Jun 2020	to	31 May 2	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	
33 Banksia Place Rosebud VIC 3939	\$800,000	24-Apr-21	
220 Eastbourne Road Rosebud VIC 3939	\$783,800	16-Jun-21	
190 Eastbourne Road Rosebud VIC 3939	\$760,000	15-May-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: 30 June 2021



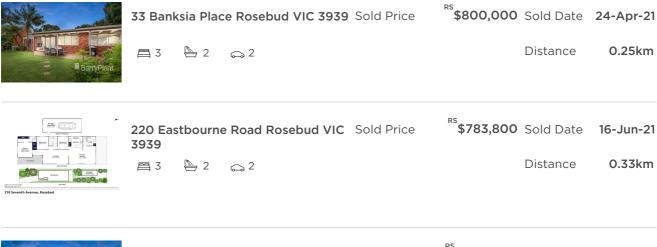
consumer.vic.gov.au



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1	190 Ea 3939	stbourne	Road Rosebud VIC	Sold Price	^{RS} \$760,000	Sold Date	15-May-21
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RS = Recent sale UN = Undisclosed Sale

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