

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

1 Devon 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Rosebud

Period-from

01 May 2020

to

30 Apr 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

| | | |
|-------------------------------------|-----------|-----------|
| 149 Rosebud Parade Rosebud VIC 3939 | \$640,000 | 26-Feb-21 |
| 119 Fifth Avenue Rosebud VIC 3939 | \$605,000 | 22-Apr-21 |
| 15 Dunsmuir Drive Rosebud VIC 3939 | \$590,000 | 01-Apr-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: 24 May 2021



149 Rosebud Parade Rosebud VIC 3939

Sold Price **\$640,000** Sold Date **26-Feb-21**

 3  1  2

Distance **1.04km**



119 Fifth Avenue Rosebud VIC 3939

Sold Price ^{RS} **\$605,000** Sold Date **22-Apr-21**

 2  1  1

Distance **1.35km**



15 Dunsmuir Drive Rosebud VIC 3939

Sold Price **\$590,000** Sold Date **01-Apr-21**

 3  1  1

Distance **1.36km**

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

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