# 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

6/13 Parkmore 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	\$530,000	&	\$565,000
Median sale price				

#### (\*Delete heuse er unit es en

(\*Delete house or unit as applicable)

Median Price	\$522,500	Prope	erty type		Unit	Suburb	Rosebud
Period-from	01 Oct 2018	to	30 Sep 2	2019	Source Co		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	
2/25 Parkmore Road Rosebud VIC 3939	\$515,000	22-Nov-18	
18/771 Point Nepean Road Rosebud VIC 3939	\$525,000	23-Mar-19	
2 Leon Avenue Rosebud VIC 3939	\$500,000	30-Mar-19	

#### 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: 21 October 2019



consumer.vic.gov.au





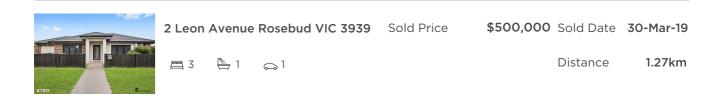
 2/25 Parkmore Road Rosebud VIC
 Sold Price
 \$515,000
 Sold Date
 22-Nov-18

 3939
 □
 □
 Distance
 0.16km



 18/771 Point Nepean Road Rosebud
 Sold Price
 \$525,000
 Sold Date
 23-Mar-19

 VIC 3939
 □
 □
 Distance
 0.41km



RS = Recent sale UN = Undisclosed Sale

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