

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 house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2018

to

30 Sep 2019

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

| | | |
|---|-----------|-----------|
| 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.~~

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GRANGER

Darren Sadler

M 0448947622

E darren.sadler@granger.com.au



2/25 Parkmore Road Rosebud VIC 3939

Sold Price

\$515,000

Sold Date

22-Nov-18

3 1 1

Distance

0.16km



18/771 Point Nepean Road Rosebud VIC 3939

Sold Price

\$525,000

Sold Date

23-Mar-19

3 1 1

Distance

0.41km



2 Leon Avenue Rosebud VIC 3939

Sold Price

\$500,000

Sold Date

30-Mar-19

3 1 1

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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