

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 17 MARK STREET, 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)

Range between \$645,000 & \$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$610,000 House  Suburb ROSEBUD

Period - From 01/11/2017 to 05/11/2018 Source CoreLogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 22 Mount View Road, Rosebud VIC 3939	\$670,000	24/07/2018
2. 41 Kennington Road, Rosebud VIC 3939	\$685,000	06/10/2018
3. 19 Woonton Street, Rosebud VIC 3939	\$640,000	17/11/2018