

## 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

52 Rosebud Parade 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)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,000

Property type

House

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

1 Mark Street Rosebud VIC 3939	\$576,750	12-Jul-19
19 Lyon Street Rosebud VIC 3939	\$585,000	03-Sep-19
47 Rosebud Parade Rosebud VIC 3939	\$562,500	31-Aug-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: 30 October 2019

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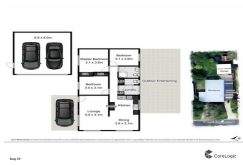


**1 Mark Street Rosebud VIC 3939**

Sold Price **\$576,750** Sold Date **12-Jul-19**

 3  2  4

Distance **0.79km**



**19 Lyon Street Rosebud VIC 3939**

Sold Price **\$585,000** Sold Date **03-Sep-19**

 3  1  2

Distance **0.93km**



**47 Rosebud Parade Rosebud VIC 3939**

Sold Price **\$562,500** Sold Date **31-Aug-19**

 3  1  1

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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