

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

33 Elwers 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

\$649,500

&

\$695,950

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2019

to

29 Feb 2020

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

17 Morris Road McCrae VIC 3938	\$620,000	19-Feb-20
16 Bentley Road McCrae VIC 3938	\$695,000	01-Feb-20
27 Potton Avenue Rosebud VIC 3939	\$648,000	02-Nov-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: 26 March 2020



17 Morris Road McCrae VIC 3938

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date

19-Feb-20



3



1



1

Distance

0.44km



16 Bentley Road McCrae VIC 3938

Sold Price

^{RS} **\$695,000**

Sold Date

01-Feb-20



3



2



2

Distance

0.45km



27 Potton Avenue Rosebud VIC 3939

Sold Price

\$648,000

Sold Date

02-Nov-19



3



2



6

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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