

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/47A Fairway Grove, Rosebud

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$ -

or range between

\$ 495,000

&

\$ 530,000

Median sale price

Median price

*House

*Unit

x

Suburb
or locality

Rosebud

Period - From

Dec 2016

to

Jun 2017

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 30A Martin Street, Rosebud	\$590,000	4/7/2017
2. 2 Jarvie Close, Rosebud	\$520,000	11/4/2017
3. 1 Jarvie Close, Rosebud	\$510,000	17/5/2017