

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 **82 Warranilla Avenue , 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 \$650,000 & \$700,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House *Unit Suburb Rosebud
 Period - From May 2017 to Aug 2017 Source Corelogic RP Data

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 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
9 Koorong, Rosebud	\$690,000	13 Mar, 2017
10 Warraburra Ave, Rosebud	\$700,000	10 Apr, 2017
10 Windella Avenue Rosebud	\$650,000	27 th Oct, 2017

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 six months.

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 4 September, 2017