

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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
1	1 Overlea Av ROSEBUD 3939	\$610,000	24/07/2017
2	5 Clovelly Av ROSEBUD 3939	\$600,000	08/05/2018
3	2/22 Kooringa Ct ROSEBUD 3939	\$578,000	30/06/2017

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.

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Indicative Selling Price
\$570,000 - \$610,000
Median House Price
March quarter 2018: \$860,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



1 Overlea Av ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 24/07/2017
Rooms: 3
Property Type: House
Land Size: 673 sqm approx



5 Clovelly Av ROSEBUD 3939 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 08/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 286 sqm approx

2/22 Kooringa Ct ROSEBUD 3939 (REI)

Agent Comments



Price: \$578,000
Method: Sold Before Auction
Date: 30/06/2017
Rooms: -
Property Type: House (Res)