

## 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 **10 Fairbank Court , 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 \$600,000 & \$650,000

### 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
10 Windella Ave, Rosebud	\$650,000	27 <sup>th</sup> Aug, 2017
25 Denholm St, Rosebud	\$605,000	5 <sup>th</sup> May, 2017
10 Moorfield Ave , Rosebud	\$600,000	1 <sup>st</sup> Apr, 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 17<sup>th</sup> August, 2017