

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

4 Carrathool 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2020

to

31 Dec 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

10 Comet Court Rosebud VIC 3939	\$930,000	23-Dec-20
27 Hazeldene Way Rosebud VIC 3939	\$870,000	27-Jul-20
11 Hazeldene Way Rosebud VIC 3939	\$860,000	16-Jul-20

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: 06 January 2021



10 Comet Court Rosebud VIC 3939 Sold Price ^{RS} **\$930,000** Sold Date **23-Dec-20**
 Distance **0.88km**
 3 Beds 3 Baths 2 Car Spaces



27 Hazeldene Way Rosebud VIC 3939 Sold Price **\$870,000** Sold Date **27-Jul-20**
 Distance **1km**
 4 Beds 2 Baths 6 Car Spaces



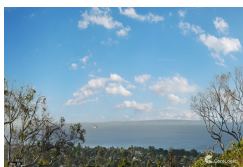
11 Hazeldene Way Rosebud VIC 3939 Sold Price **\$860,000** Sold Date **16-Jul-20**
 Distance **1.07km**
 4 Beds 2 Baths 2 Car Spaces



27 Wallaby Drive Rosebud VIC 3939 Sold Price **\$885,000** Sold Date **28-Oct-20**
 Distance **1.09km**
 4 Beds 2 Baths 2 Car Spaces



15 Lovely Meadows Court Rosebud VIC 3939 Sold Price ^{RS} **\$910,000** Sold Date **26-Oct-20**
 Distance **1.13km**
 4 Beds 2 Baths 3 Car Spaces



78 Cinerama Crescent McCrae VIC 3938 Sold Price **\$850,000** Sold Date **26-Oct-20**
 Distance **1.88km**
 3 Beds 1 Bath 3 Car Spaces

RS = Recent sale

UN = Undisclosed Sale

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