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	12 Branson Street 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	$*820,000	&	$900,000

Median sale price

Median price	$650000	Property type	*House*	Suburb	Rosebud
Period - From	1-07-2020	to	30-06-2021	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 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
124 Harridge Street Rosebud	$845,000	July 2021
2 24 Cass Street Rosebud	$ 849,000	July 2021
3 5 Spray Street Rosebud	$ 890,000	June 2021

This Statement of Information was prepared on: 7th of August 2021