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	13 Inglewood Crescent 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	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Rosebud
Period-from	01 Jun 2020	to	31 May 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

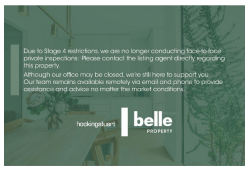
Address of comparable property	Price	Date of sale
20 Inglewood Crescent Rosebud VIC 3939	$1,520,000	27-May-21
266 Jetty Road Rosebud VIC 3939	$1,300,000	18-Mar-21
86 Lockhart Drive Rosebud VIC 3939	$1,370,000	06-Feb-21

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: 23 June 2021

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20 Inglewood Crescent Rosebud VIC 3939

5 3 2

Sold Price RS $1,520,000 Sold Date 27-May-21

Distance 0.09km



266 Jetty Road Rosebud VIC 3939

3 2 2

Sold Price RS $1,300,000 Sold Date 18-Mar-21

Distance 0.1km

86 Lockhart Drive Rosebud VIC 3939

3 2 4

Sold Price $1,370,000 Sold Date 06-Feb-21

Distance 0.38km

RS = Recent sale UN = Undisclosed Sale

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