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	846-848 Point Nepean Road 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	$2,600,000	&	$2,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,800	Property type	Land	Suburb	Rosebud
Period-from	01 Mar 2020	to	28 Feb 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
7A Coburn Avenue McCrae VIC 3938	$1,850,000	21-Jan-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.

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7A Coburn Avenue McCrae VIC 3938

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Sold Price RS **$1,850,000** Sold Date **21-Jan-21**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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