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	1 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	$950,000	&	$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Rosebud
Period-from	01 Aug 2020	to	31 Jul 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
36 Carrathool Avenue Rosebud VIC 3939	$906,555	17-May-21
12 Bilbul Avenue Rosebud VIC 3939	$845,000	18-May-21
71 Carrathool Avenue Rosebud VIC 3939	$922,000	03-Jul-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: 26 August 2021

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36 Carrathool Avenue Rosebud VIC 3939 Sold Price **$906,555** Sold Date **17-May-21**

3 2 6 Distance **0.42km**



12 Bilbul Avenue Rosebud VIC 3939 Sold Price **$845,000** Sold Date **18-May-21**

3 2 2 Distance **0.62km**



71 Carrathool Avenue Rosebud VIC 3939 Sold Price **$922,000** Sold Date **03-Jul-21**

3 2 2 Distance **0.75km**

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

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