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 Cairns 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	$840,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$586,000	Property type	Unit	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
2/13 Woodvale Grove Rosebud VIC 3939	$800,000	30-Jun-21
1/24 South Road Rosebud VIC 3939	$820,000	26-Feb-21
3/27 The Avenue McCrae VIC 3938	$870,000	17-May-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: 10 August 2021

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2/13 Woodvale Grove Rosebud VIC 3939 Sold Price RS **$800,000** Sold Date **30-Jun-21**

3 2 2 Distance **0.65km**



1/24 South Road Rosebud VIC 3939 Sold Price **$820,000** Sold Date **26-Feb-21**

3 2 2 Distance **0.75km**



3/27 The Avenue McCrae VIC 3938 Sold Price **$870,000** Sold Date **17-May-21**

3 2 2 Distance **1.33km**

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

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