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<br>Including suburb and postcode | 2 ANAKIE COURT 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 | $1,100,000 | & | $1,200,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $814,500 | Property type | House | Suburb | Rosebud |
| Period-from | 01 Apr 2021 | to | 31 Mar 2022 | 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 |
|---|---|---|
| 5 NULLAWARRE AVENUE ROSEBUD VIC 3939 | $1,205,000 | 09-Apr-22 |
| 9 CARRATHOOL AVENUE ROSEBUD VIC 3939 | $1,045,000 | 05-Apr-22 |
| | | |

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: 12 April 2022

Adam Alexander
P 5987 1999
M 0416236393
E aalexander@hockingstuart.com.au



## 5 NULLAWARRE AVENUE ROSEBUD VIC 3939

4 3 4

Sold Price RS $1,205,000 Sold Date 09-Apr-22

Distance 0.06km



## 9 CARRATHOOL AVENUE ROSEBUD VIC 3939

3 2 5

Sold Price RS $1,045,000 UN Sold Date 05-Apr-22

Distance 0.39km

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

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