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	2 CARRINGTON DRIVE 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	$1,180,000	&	$1,255,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	House	Suburb	Rosebud
Period-from	01 Apr 2023	to	31 Mar 2024	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
3 CAMERON STREET ROSEBUD VIC 3939	$1,200,000	05-Feb-24

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 April 2024

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3 CAMERON STREET ROSEBUD VIC 3939 Sold Price RS **$1,200,000** Sold Date **05-Feb-24**

4 2 2 Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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