OBrien Real Estate
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 Hove 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	$595,000	& $650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	*House	X	~~*Unit~~		Suburb	Rosebud
Period-from	01 Aug 2018	to	31 Jul 2019			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
35 Sunningdale Road Rosebud VIC 3939	$630,000	08-Jul-19
285 Jetty Road Rosebud VIC 3939	$620,000	29-May-19
12 Anakie Court Rosebud VIC 3939	$622,000	28-May-19

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: 19 August 2019

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35 Sunningdale Road Rosebud VIC 3939

3 2 2

Sold Price **$630,000** Sold Date **08-Jul-19**

Distance **0.32km**



285 Jetty Road Rosebud VIC 3939

3 2 2

Sold Price **$620,000** Sold Date **29-May-19**

Distance **1.34km**



12 Anakie Court Rosebud VIC 3939

3 2 2

Sold Price **$622,000** Sold Date **28-May-19**

Distance **1.48km**

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

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