

## 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

23 Marion Road Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2020

to

30 Jun 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 Hove Road Rosebud VIC 3939	\$1,700,000	15-Jan-21
21 Parkmore Road Rosebud VIC 3939	\$1,050,000	18-Feb-21
10 Windella Avenue Rosebud VIC 3939	\$1,080,000	24-Mar-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.~~

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**2 Hove Road Rosebud VIC 3939**

Sold Price

**\$1,700,000**

Sold Date

**15-Jan-21**

4

2

2

Distance

**0.88km**



**21 Parkmore Road Rosebud VIC 3939**

Sold Price

**\$1,050,000**

Sold Date

**18-Feb-21**

3

1

4

Distance

**2.46km**



**10 Windella Avenue Rosebud VIC 3939**

Sold Price

**\$1,080,000**

Sold Date

**24-Mar-21**

2

1

2

Distance

**3.04km**

RS = Recent sale

UN = Undisclosed Sale

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