

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

22 Sharen 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2020

to

30 Nov 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

3 Morgan Street Rosebud VIC 3939	\$986,000	04-Dec-21
229 Bayview Road McCrae VIC 3938	\$870,888	03-Nov-21
241 Bayview Road McCrae VIC 3938	\$911,000	29-Oct-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: 30 December 2021



3 Morgan Street Rosebud VIC 3939 Sold Price ^{RS} **\$986,000** Sold Date **04-Dec-21**
 Distance **0.63km**
 3 Beds 1 Bath 2 Car



229 Bayview Road McCrae VIC 3938 Sold Price ^{RS} **\$870,888** Sold Date **03-Nov-21**
 Distance **0.14km**
 3 Beds 1 Bath 2 Car



241 Bayview Road McCrae VIC 3938 Sold Price **\$911,000** Sold Date **29-Oct-21**
 Distance **0.2km**
 3 Beds 3 Bath 2 Car

RS = Recent sale UN = Undisclosed Sale

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