

## 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 12 Ocean Street, Rosebud

### 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 \$550,000 & \$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$475,000 \*House ☒ \*Unit ☐ Suburb Rosbeud  
Period - From Feb 1, 2017 to Feb 28, 2017 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 six 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
56 Rosebud Parade, Rosebud	\$600,000	9 <sup>th</sup> Jan, 2017
53 Foam Street, Rosebud	\$541,500	8 <sup>th</sup> April, 2017
4 Woonton Street, Rosebud	\$560,000	2 <sup>nd</sup> May, 2017

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 six months.

Property data source: [www.corelogic.com](http://www.corelogic.com). Generated on 30 April 2017.