

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Walton Street, Rosedale Vic 3847

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$196,000

Median sale price

Median price \$266,000

Property Type House

Suburb Rosedale

Period - From 01/07/2019

to 30/06/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	34 Dawson St ROSEDALE 3847	\$210,000	28/01/2020
2	12 Dawson St ROSEDALE 3847	\$200,000	16/06/2020
3	4 Latrobe St ROSEDALE 3847	\$185,000	06/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/08/2020 12:47