

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

4/4-6 Duke Street, Rosedale, VIC, 3847
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Indicative selling price

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

Range between

\$*240,000

 &

\$264,000

Median sale price

Median price

\$320,000

 Property type

Unit

 Suburb

Rosedale

Period - From

6/12/2022

 to

5/12/2023

 Source

realestate.com.au

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

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:

5/12/2023
