

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 Hood Street, Rosedale Vic 3847

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$520,000

Property Type House

Suburb Rosedale

Period - From 01/04/2023

to 31/03/2024

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	24 Mackay St ROSEDALE 3847	\$375,000	07/02/2023
2	17 Walton St ROSEDALE 3847	\$367,500	23/02/2023
3	90 Duke St ROSEDALE 3847	\$364,500	07/02/2023

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:

06/05/2024 13:01



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Property Type: House (Previously Occupied - Detached)

Land Size: 1022 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$350,000

Median House Price
Year ending March 2024: \$520,000

Comparable Properties



24 Mackay St ROSEDALE 3847 (REI/VG)

[Agent Comments](#)

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Price: \$375,000

Method: Private Sale

Date: 07/02/2023

Property Type: House

Land Size: 1028 sqm approx



17 Walton St ROSEDALE 3847 (VG)

[Agent Comments](#)

 3  -  -

Price: \$367,500

Method: Sale

Date: 23/02/2023

Property Type: House (Res)

Land Size: 682 sqm approx



90 Duke St ROSEDALE 3847 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$364,500

Method: Private Sale

Date: 07/02/2023

Property Type: House

Land Size: 995 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800