

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

166 ROSEBUD PARADE 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

\$719,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2022

to

28 Feb 2023

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

89 SPRAY STREET ROSEBUD VIC 3939	\$710,000	03-Mar-23
38 HARRIDGE STREET ROSEBUD VIC 3939	\$730,000	09-Mar-23
32 SPRAY STREET ROSEBUD VIC 3939	\$775,000	26-Sep-22

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: 16 March 2023


89 SPRAY STREET ROSEBUD VIC 3939

Sold Price

^{RS}
\$710,000

Sold Date

03-Mar-23


Distance

0.28km

38 HARRIDGE STREET ROSEBUD VIC 3939

Sold Price

^{RS}
\$730,000

Sold Date

09-Mar-23


Distance

0.66km

32 SPRAY STREET ROSEBUD VIC 3939

Sold Price

\$775,000

Sold Date

26-Sep-22


Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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