

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

37 Dunstone Drive, Rosebud Vic 3939

Indicative selling price

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

Range between \$670,000 & \$735,000

Median sale price

Median price \$780,000 Property Type House Suburb Rosebud

Period - From 05/12/2022 to 04/12/2023 Source REIV

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
1	41 Deighton Dr ROSEBUD 3939	\$745,000	22/08/2023
2	2/183-189 Eastbourne Rd ROSEBUD 3939	\$745,000	29/07/2023
3	14 Merilyn Way ROSEBUD 3939	\$735,000	23/07/2023

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.~~

This Statement of Information was prepared on:

05/12/2023 09:46



Property Type: House

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



41 Deighton Dr ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 22/08/2023

Property Type: House

Land Size: 760 sqm approx



2/183-189 Eastbourne Rd ROSEBUD 3939 (REI)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



14 Merilyn Way ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 23/07/2023

Property Type: House

Land Size: 463 sqm approx