# 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

59 BESGROVE STREET ROSEBUD VIC 3939

### Indicative selling price

Period-from

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

Single Price		or rang betwee	2 3000000	&	\$715,000	
Median sale price						
(*Delete house or unit as applicable)						
Median Price	\$747,500	Property type	House	Suburb	Rosebud	

30 Nov 2024

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

01 Dec 2023

**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.

to

Address of comparable property	Price	Date of sale
39 BESGROVE STREET ROSEBUD VIC 3939	\$715,000	25-Jun-24
29 DENHOLM STREET ROSEBUD VIC 3939	\$657,000	16-Nov-24
85 SPRAY STREET ROSEBUD VIC 3939	\$660,000	20-Nov-24

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.

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Source



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Grant McConnell

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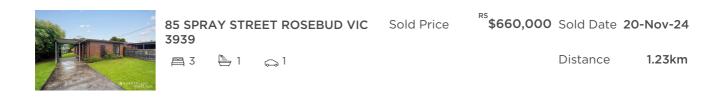
E grant.mcconnell@belleproperty.com



39 BESGROVE STREET ROSEBUD VIC 3939		Sold Price	\$715,000	Sold Date	25-Jun-24	
<b>a</b> 3	2	<u></u>			Distance	0.21km
				20		



29 DENHOLM STREET ROSEBUD VIC 3939	Sold Price	<sup>RS</sup> \$657,000 Sold Date	16-Nov-24
🚍 3 🕒 1 😞 2		Distance	0.24km



RS = Recent sale UN = Undisclosed Sale

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