

## 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

22 SANTA ROSA CIRCUIT ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$756,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2023

to

31 Oct 2024

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

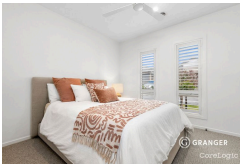
Date of sale

8 BELLA VISTA MEWS ROSEBUD VIC 3939	\$780,000	07-Aug-24
18 OAKWOOD COURT ROSEBUD VIC 3939	\$790,000	31-Oct-24
12 OAKWOOD COURT ROSEBUD VIC 3939	\$815,000	29-Jul-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.~~

This Statement of Information was prepared on: 25 November 2024

**8 BELLA VISTA MEWS ROSEBUD  
VIC 3939**

3 2 2

Sold Price **\$780,000** Sold Date **07-Aug-24**Distance **0.68km****18 OAKWOOD COURT ROSEBUD  
VIC 3939**

3 2 2

Sold Price <sup>RS</sup> **\$790,000** Sold Date **31-Oct-24**Distance **0.38km****12 OAKWOOD COURT ROSEBUD  
VIC 3939**

3 2 2

Sold Price **\$815,000** Sold Date **29-Jul-24**Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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