

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

6 Peninsula Sands Boulevard 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2020

to

31 Jan 2021

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

7 Parkedge Circuit Rosebud VIC 3939	\$800,000	13-Oct-20
3 Wallaby Drive Rosebud VIC 3939	\$850,000	13-Jan-21
25 Wakool Avenue Rosebud VIC 3939	\$815,000	16-Oct-20

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: 04 February 2021



7 Parkedge Circuit Rosebud VIC 3939

4 2 2

Sold Price

\$800,000

Sold Date

13-Oct-20

Distance

0.06km



3 Wallaby Drive Rosebud VIC 3939

5 2 2

Sold Price

^{RS} **\$850,000**

Sold Date

13-Jan-21

Distance

0.36km



25 Wakool Avenue Rosebud VIC 3939

2 2 3

Sold Price

\$815,000

Sold Date

16-Oct-20

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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