

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

3/30 WARRANILLA AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,500

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2021

to

31 Mar 2022

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

4/230 JETTY ROAD ROSEBUD VIC 3939	\$770,000	09-Mar-22
3/209 JETTY ROAD ROSEBUD VIC 3939	\$820,000	30-Oct-21
2/44 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$785,000	12-Dec-21

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 April 2022

SHORELINE

REAL ESTATE

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4/230 JETTY ROAD ROSEBUD VIC 3939

Sold Price

^{RS}

\$770,000

Sold Date

09-Mar-22



3



2



2

Distance

1.44km



3/209 JETTY ROAD ROSEBUD VIC 3939

Sold Price

\$820,000

Sold Date

30-Oct-21



3



2



2

Distance

1.63km



**2/44 COOTAMUNDRA AVENUE
CAPEL SOUND VIC 3940**

Sold Price

\$785,000

Sold Date

12-Dec-21



3



2



2

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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