

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

311 WATERFALL GULLY ROAD 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2024

to

28 Feb 2025

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

117 FLINDERS STREET MCCRAE VIC 3938	\$1,100,000	19-Oct-24
59 ARMSTRONG ROAD MCCRAE VIC 3938	\$1,100,000	01-Nov-24
18 FAIRWAY CRESCENT MCCRAE VIC 3938	\$1,200,000	11-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.~~

This Statement of Information was prepared on: 04 March 2025



117 FLINDERS STREET MCCRAE VIC 3938 Sold Price

\$1,100,000

Sold Date **19-Oct-24**

 3  2  2

Distance **1.98km**



59 ARMSTRONG ROAD MCCRAE VIC 3938 Sold Price

Sold Date **01-Nov-24**

 4  2  1

Distance **1.81km**



18 FAIRWAY CRESCENT MCCRAE VIC 3938 Sold Price

\$1,200,000

Sold Date **11-Nov-24**

 4  1  2

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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