

## 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

13 MERILYN WAY ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

\$749,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2023

to

30 Jun 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

99 FOURTH AVENUE ROSEBUD VIC 3939	\$735,000	14-Jun-24
8 DUNSTONE DRIVE ROSEBUD VIC 3939	\$725,000	07-Apr-24
128 FOAM STREET ROSEBUD VIC 3939	\$745,000	25-Feb-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: 19 July 2024

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**99 FOURTH AVENUE ROSEBUD  
VIC 3939**

 3  2  1

Sold Price

<sup>RS</sup>

**\$735,000**

Sold Date

**14-Jun-24**

Distance

**0.77km**



**8 DUNSTONE DRIVE ROSEBUD VIC  
3939**

 3  1  2

Sold Price

**\$725,000**

Sold Date

**07-Apr-24**

Distance

**0.05km**



**128 FOAM STREET ROSEBUD VIC  
3939**

 3  2  1

Sold Price

**\$745,000**

Sold Date

**25-Feb-24**

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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