

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

356 BAYVIEW 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

or range
between

\$850,000

&

\$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$884,250

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2021

to

31 Jul 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

| | | |
|---|-----------|-----------|
| 446 WATERFALL GULLY ROAD ROSEBUD VIC 3939 | \$849,000 | 16-Nov-21 |
| 9 DUNSTONE DRIVE ROSEBUD VIC 3939 | \$845,000 | 23-Nov-21 |
| 6 KOORINGA COURT ROSEBUD VIC 3939 | \$870,000 | 04-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: 10 August 2022

**446 WATERFALL GULLY ROAD
ROSEBUD VIC 3939** 3  1  4

Sold Price

\$849,000

Sold Date

16-Nov-21

Distance

0.8km**9 DUNSTONE DRIVE ROSEBUD VIC
3939** 3  1  2

Sold Price

\$845,000

Sold Date

23-Nov-21

Distance

0.82km**6 KOORINGA COURT ROSEBUD
VIC 3939** 3  1  2

Sold Price

\$870,000

Sold Date

04-Dec-21

Distance

1.1km**RS** = Recent sale**UN** = Undisclosed Sale

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