

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

7 BELLBANGRA 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2023

to

31 Jul 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

20 DUMOSSA AVENUE ROSEBUD VIC 3939	\$873,000	24-Jul-24
43 CARRATHOOL AVENUE ROSEBUD VIC 3939	\$810,000	27-Jul-24
58 GOOLGOWIE STREET ROSEBUD VIC 3939	\$840,000	12-Aug-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: 22 August 2024



20 DUMOSSA AVENUE ROSEBUD VIC 3939

3 1 3

Sold Price

^{RS}

\$873,000

Sold Date

24-Jul-24

Distance

0.16km



43 CARRATHOOL AVENUE ROSEBUD VIC 3939

3 2 2

Sold Price

^{RS}

\$810,000

Sold Date

27-Jul-24

Distance

0.33km



58 GOOLGOWIE STREET ROSEBUD VIC 3939

2 2 1

Sold Price

^{RS}

\$840,000

Sold Date

12-Aug-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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