

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

2/10 MOORFIELD 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Feb 2024

to

31 Jan 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

87A POTTON AVENUE ROSEBUD VIC 3939	\$725,000	29-Nov-24
1/56 BONEO ROAD ROSEBUD VIC 3939	\$760,000	24-Jan-25

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 February 2025



**87A POTTON AVENUE ROSEBUD
VIC 3939**

Sold Price

^{RS}

\$725,000

Sold Date

29-Nov-24

 4  2  2

Distance

1.97km



**1/56 BONEO ROAD ROSEBUD VIC
3939**

Sold Price

^{RS}

\$760,000

Sold Date

24-Jan-25

 3  2  2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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