

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

1/431 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

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

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

62A KENNINGTON ROAD ROSEBUD VIC 3939	\$920,000	05-Aug-22
8A GIPPS STREET ROSEBUD VIC 3939	\$910,000	26-Apr-22
4/13 WOODVALE GROVE ROSEBUD VIC 3939	\$900,000	30-Apr-22

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: 27 August 2022

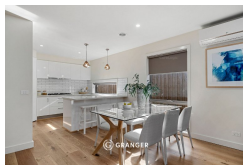

**62A KENNINGTON ROAD
ROSEBUD VIC 3939**
 3  2  3

 Sold Price ^{RS} **\$920,000** ^{UN} Sold Date **05-Aug-22**

 Distance **1.65km**

**8A GIPPS STREET ROSEBUD VIC
3939**
 3  2  2

 Sold Price **\$910,000** Sold Date **26-Apr-22**

 Distance **2.31km**

**4/13 WOODVALE GROVE
ROSEBUD VIC 3939**
 3  2  2

 Sold Price **\$900,000** Sold Date **30-Apr-22**

 Distance **2.34km**
RS = Recent sale

UN = Undisclosed Sale

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