

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

5/22 WHITEHEAD GROVE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2022

to

31 May 2023

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

3/3 HOPE STREET ROSEBUD VIC 3939	\$652,500	13-May-23
1/164 SIXTH AVENUE ROSEBUD VIC 3939	\$505,000	13-May-23

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: 21 June 2023



3/3 HOPE STREET ROSEBUD VIC 3939

2

2

1

Sold Price

RS

\$652,500

Sold Date 13-May-23

Distance 0.72km



1/164 SIXTH AVENUE ROSEBUD VIC 3939

2

1

1

Sold Price

RS

\$505,000

Sold Date 13-May-23

Distance 1.32km

RS = Recent sale

UN = Undisclosed Sale

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