

## 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

68 MURRAY-ANDERSON ROAD ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2022

to

31 Mar 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

2 LYNDON DRIVE ROSEBUD VIC 3939	\$725,000	05-Apr-23
72 OCEAN STREET ROSEBUD VIC 3939	\$770,000	18-Mar-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: 06 April 2023



2 LYNDON DRIVE ROSEBUD VIC 3939

3

1

2

Sold Price

RS

\$725,000

Sold Date

05-Apr-23

Distance

1.98km



72 OCEAN STREET ROSEBUD VIC 3939

3

1

2

Sold Price

RS

\$770,000

Sold Date

18-Mar-23

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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