

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

5/15 MCCOMBE STREET 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2022

to

28 Feb 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

1/86 FIRST AVENUE ROSEBUD VIC 3939	\$645,000	26-Oct-22
8/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$670,000	15-Dec-22
11 CAIN STREET CAPEL SOUND VIC 3940	\$600,000	07-Dec-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 March 2023



1/86 FIRST AVENUE ROSEBUD VIC 3939 Sold Price **\$645,000** Sold Date **26-Oct-22**

 2  2  2

Distance **0.71km**



8/791 POINT NEPEAN ROAD ROSEBUD VIC 3939 Sold Price **\$670,000** Sold Date **15-Dec-22**

 2  1  1

Distance **1.99km**



11 CAIN STREET CAPEL SOUND VIC 3940 Sold Price **\$600,000** Sold Date **07-Dec-22**

 2  1  1

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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