

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

46 OCEAN 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

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

48 OCEAN STREET ROSEBUD VIC 3939	\$690,000	24-Dec-22
50 FOAM STREET ROSEBUD VIC 3939	\$608,000	19-Oct-22
315 EASTBOURNE ROAD CAPEL SOUND VIC 3940	\$640,000	21-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: 24 March 2023


48 OCEAN STREET ROSEBUD VIC 3939

Sold Price

\$690,000

Sold Date

24-Dec-22
 3  2  2

Distance

0.02km

50 FOAM STREET ROSEBUD VIC 3939

Sold Price

\$608,000

Sold Date

19-Oct-22
 2  1  1

Distance

0.12km

315 EASTBOURNE ROAD CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$640,000**

Sold Date

21-Mar-23
 2  2  2

Distance

2.17km
RS = Recent sale

UN = Undisclosed Sale

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