# 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

#### 16 WOODVALE 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	\$719,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$750,000	Property type		Other		Suburb	Rosebud	
Period-from	01 Jan 2024	to	31 Dec 2024 Sou		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		
5 KENNINGTON ROAD ROSEBUD VIC 3939	\$730,000	05-Oct-24		
9 HAYES AVENUE ROSEBUD VIC 3939	\$708,000	17-Dec-24		
12 LYON STREET ROSEBUD VIC 3939	\$725,000	05-Aug-24		

#### 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.

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consumer.vic.gov.au



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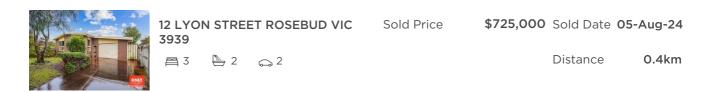
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	5 KENNINGTON ROAD ROSEBUD VIC 3939		Sold Price	\$730,000	Sold Date	05-Oct-24	
Carologie	₿3	1	<b>⇔</b> 3			Distance	0.44km
	9 HAYE	ES AVEN	IUE ROSEBUD VIC	Sold Price	<sup>RS</sup> \$708,000	Sold Date	17-Dec-24



9 HAYES AVENUE ROSEBUD VIC 3939	Sold Price	<sup>RS</sup> \$708,000 Sold Date	17-Dec-24
酉 3 ┣ 1 ि -		Distance	0.87km



RS = Recent sale UN = Undisclosed Sale

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