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	or range between	&	

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.

This Statement of Information was prepared on: 28 January 2025



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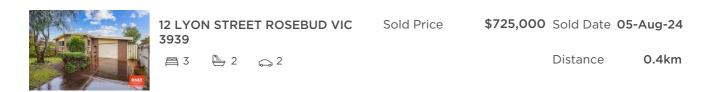
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	5 KENNINGTON ROAD ROSEBUD VIC 3939		Sold Price	\$730,000	Sold Date	05-Oct-24	
Carologie	₿3	1	⇔ 3			Distance	0.44km
	9 HAYE	ES AVEN	IUE ROSEBUD VIC	Sold Price	^{RS} \$708,000	Sold Date	17-Dec-24



9 HAYES AVENUE ROSEBUD VIC 3939	Sold Price	^{RS} \$708,000 Sold Date	17-Dec-24
酉 3 ┣ 1 ि -		Distance	0.87km



RS = Recent sale UN = Undisclosed Sale

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