

## 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

38 BESGROVE STREET ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$854,550

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2021

to

31 May 2022

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

10 BESGROVE STREET ROSEBUD VIC 3939	\$751,000	02-Dec-21
25 HARRIDGE STREET ROSEBUD VIC 3939	\$705,000	18-Dec-21

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: 14 June 2022



### 10 BESGROVE STREET ROSEBUD VIC 3939

Sold Price

**\$751,000**

Sold Date

**02-Dec-21**


3



1



2

Distance

-



### 25 HARRIDGE STREET ROSEBUD VIC 3939

Sold Price

**\$705,000**

Sold Date

**18-Dec-21**


3



1



1

Distance

**0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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