

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 SYLVAN DRIVE 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

\$1,195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2024

to

31 Dec 2024

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

54 MURAWA DRIVE ROSEBUD VIC 3939	\$1,085,000	13-Sep-24
62 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939	\$1,290,000	18-Jul-24
58 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939	\$1,200,000	19-Apr-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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54 MURAWA DRIVE ROSEBUD VIC 3939

5 2 2

Sold Price

\$1,085,000

Sold Date

13-Sep-24

Distance

1.12km



62 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939

4 2 4

Sold Price

\$1,290,000

Sold Date

18-Jul-24

Distance

0.79km



58 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939

3 2 2

Sold Price

\$1,200,000

Sold Date

19-Apr-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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