

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

7 Rosella Rise 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

or range
between

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2018

to

31 Oct 2019

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 Parkedge Circuit Rosebud VIC 3939	\$760,000	19-Jun-19
31 Peninsula Sands Boulevard Rosebud VIC 3939	\$855,000	30-Jul-19
2 Illawarra Place Rosebud VIC 3939	\$812,000	11-Sep-19

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: 11 November 2019



48 Parkedge Circuit Rosebud VIC 3939

4 2 2

Sold Price

\$760,000

Sold Date

19-Jun-19

Distance

0.16km



31 Peninsula Sands Boulevard Rosebud VIC 3939

4 2 2

Sold Price

\$855,000

Sold Date

30-Jul-19

Distance

0.2km



2 Illawarra Place Rosebud VIC 3939

4 2 2

Sold Price

\$812,000

Sold Date

11-Sep-19

Distance

0.21km



10 Peppermint Court Rosebud VIC 3939

4 2 2

Sold Price

\$1,060,000

Sold Date

31-Aug-19

Distance

0.29km



45 Peninsula Sands Boulevard Rosebud VIC 3939

3 2 2

Sold Price

\$699,000

Sold Date

05-Sep-19

Distance

0.3km



63 Parkedge Circuit Rosebud VIC 3939

5 2 2

Sold Price

\$807,000

Sold Date

04-May-19

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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6 Messmate Place Rosebud VIC 3939

4 2 2

Sold Price

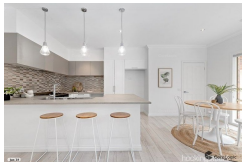
\$1,037,500

Sold Date

18-Apr-19

Distance

0.51km



9 Dumossa Avenue Rosebud VIC 3939

3 2 1

Sold Price

\$710,000

Sold Date

04-Jul-19

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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