

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

40 OCEAN STREET 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$884,250

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2021

to

31 Jul 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

76 SEVENTH AVENUE ROSEBUD VIC 3939	\$696,000	20-Jul-22
148 EIGHTH AVENUE ROSEBUD VIC 3939	\$710,000	01-Jul-22
86 FOURTH AVENUE ROSEBUD VIC 3939	\$720,000	02-Jun-22

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: 09 August 2022



**76 SEVENTH AVENUE ROSEBUD
VIC 3939**

 2  2  2

Sold Price ^{RS} **\$696,000** ^{UN} Sold Date **20-Jul-22**

Distance **0.47km**



**148 EIGHTH AVENUE ROSEBUD
VIC 3939**

 3  1  1

Sold Price **\$710,000** Sold Date **01-Jul-22**

Distance **0.42km**



**86 FOURTH AVENUE ROSEBUD
VIC 3939**

 3  1  1

Sold Price **\$720,000** Sold Date **02-Jun-22**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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