

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

1/95 EASTBOURNE ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2023

to

31 Mar 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

4/12 VICKIE COURT ROSEBUD VIC 3939	\$636,500	17-Oct-23
2/30 WARRANILLA AVENUE ROSEBUD VIC 3939	\$630,000	21-Feb-24
1/2 PHILLIP STREET ROSEBUD VIC 3939	\$680,000	14-Mar-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: 15 April 2024



4/12 VICKIE COURT ROSEBUD VIC 3939

Sold Price **\$636,500** Sold Date **17-Oct-23**

2 1 1

Distance **1.1km**



2/30 WARRANILLA AVENUE ROSEBUD VIC 3939

Sold Price **\$630,000** Sold Date **21-Feb-24**

2 1 1

Distance **1.48km**



1/2 PHILLIP STREET ROSEBUD VIC 3939

Sold Price ^{RS} **\$680,000** Sold Date **14-Mar-24**

2 1 1

Distance **1.82km**

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

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