

## 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

31 PARKEDGE CIRCUIT 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

\$1,100,000

&

\$1,200,000

### 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

8 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939	\$1,230,000	08-Nov-24
59 ARMSTRONG ROAD MCCRAE VIC 3938	\$1,100,000	01-Nov-24
17 GREENHILL ROAD ROSEBUD VIC 3939	\$1,257,500	13-Nov-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: 21 January 2025



**8 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939** Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **08-Nov-24**

4 2 2

Distance **0.12km**



**59 ARMSTRONG ROAD MCCRAE VIC 3938** Sold Price **\$1,100,000** Sold Date **01-Nov-24**

4 2 1

Distance **2.51km**



**17 GREENHILL ROAD ROSEBUD VIC 3939** Sold Price <sup>RS</sup> **\$1,257,500** Sold Date **13-Nov-24**

4 2 2

Distance **0.69km**

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

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