# 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 (\*Delete single price or range as applicable)

Single Price		etween \$1,100,000	&	\$1,200,000				
Median sale price								
(*Delete house or unit as applicable)								
				<b>D</b>				

Median Price	\$750,000	Prop	erty type	e House		Suburb	Rosebud
Period-from	01 Jan 2024	to	31 Dec 2	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



consumer.vic.gov.au

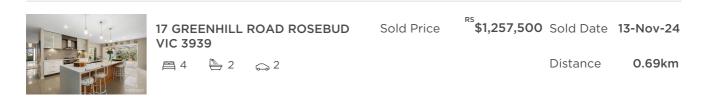


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8 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939 ☐ 4	Sold Price	<sup>RS</sup> \$1,230,000	Sold Date Distance	08-Nov-24 0.12km
59 ARMSTRONG ROAD MCCRAE VIC 3938	Sold Price	\$1,100,000	Sold Date	01-Nov-24
📇 4 🗎 2 🞧 1			Distance	2.51km



RS = Recent sale UN = Undisclosed Sale

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