

## 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

2/8 WOONTON STREET ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/6 HAYES AVENUE ROSEBUD VIC 3939	\$785,000	07-Jul-23
5 OAKWOOD COURT ROSEBUD VIC 3939	\$791,000	30-May-23
1/5 WINDELLA AVENUE ROSEBUD VIC 3939	\$830,000	08-Aug-23

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.~~

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**2/6 HAYES AVENUE ROSEBUD VIC 3939** Sold Price **\$785,000** Sold Date **07-Jul-23**

 3  2  2

Distance **0.45km**



**5 OAKWOOD COURT ROSEBUD VIC 3939** Sold Price **\$791,000** Sold Date **30-May-23**

 3  2  2

Distance **1.11km**



**1/5 WINDELLA AVENUE ROSEBUD VIC 3939** Sold Price **\$830,000** Sold Date **08-Aug-23**

 3  2  2

Distance **1.88km**

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

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