

## 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

8 DUMOSSA AVENUE 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

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 May 2023

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 21 CARRATHOOL AVENUE ROSEBUD VIC 3939 | \$900,000 | 15-Apr-24 |
| 48 AVALON DRIVE ROSEBUD VIC 3939      | \$980,000 | 18-Nov-23 |
| 38 SHERWOOD AVENUE ROSEBUD VIC 3939   | \$975,000 | 28-Feb-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: 18 May 2024

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**21 CARRATHOOL AVENUE  
ROSEBUD VIC 3939**

 3  2  1

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**15-Apr-24**

Distance

**0.2km**



**48 AVALON DRIVE ROSEBUD VIC  
3939**

 4  2  -

Sold Price

**\$980,000**

Sold Date

**18-Nov-23**

Distance

**0.33km**



**38 SHERWOOD AVENUE ROSEBUD  
VIC 3939**

 4  2  3

Sold Price

**\$975,000**

Sold Date

**28-Feb-24**

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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