

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

4 DENNING COURT 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2023

to

29 Feb 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

2 JELBART COURT ROSEBUD VIC 3939	\$680,000	06-May-23
34 BESGROVE STREET ROSEBUD VIC 3939	\$692,000	10-Nov-23
8 JELBART COURT ROSEBUD VIC 3939	\$655,000	20-Nov-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.~~

This Statement of Information was prepared on: 25 March 2024



2 JELBART COURT ROSEBUD VIC 3939

Sold Price

\$680,000

Sold Date **06-May-23**

 3  1  2

Distance **0.17km**



34 BESGROVE STREET ROSEBUD VIC 3939

Sold Price

\$692,000

Sold Date **10-Nov-23**

 4  1  3

Distance **0.21km**



8 JELBART COURT ROSEBUD VIC 3939

Sold Price

\$655,000

Sold Date **20-Nov-23**

 3  1  3

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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