

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

2/2A PENGANA STREET 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

\$875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/1 PENGANA STREET ROSEBUD VIC 3939	\$850,000	12-Dec-24
2/20 WATTLE ROAD MCCRAE VIC 3938	\$970,000	16-Nov-24
4/5 ROSEMORE ROAD ROSEBUD VIC 3939	\$925,000	14-Jan-25

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: 01 April 2025

**1/1 PENGANA STREET ROSEBUD
VIC 3939**

3 2 2

Sold Price

\$850,000

Sold Date

12-Dec-24

Distance

0.06km**2/20 WATTLE ROAD MCCRAE VIC
3938**

3 2 2

Sold Price

\$970,000

Sold Date

16-Nov-24

Distance

0.62km**4/5 ROSEMORE ROAD ROSEBUD
VIC 3939**

3 2 1

Sold Price

^{RS}**\$925,000**

Sold Date

14-Jan-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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