

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

48 OCEAN 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,000

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2021

to

30 Nov 2022

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

130 SPRAY STREET ROSEBUD VIC 3939	\$700,000	01-Jul-22
52 SEVENTH AVENUE ROSEBUD VIC 3939	\$670,000	15-Aug-22
40 OCEAN STREET ROSEBUD VIC 3939	\$670,000	27-Aug-22

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: 13 December 2022


130 SPRAY STREET ROSEBUD VIC 3939

Sold Price

\$700,000

Sold Date

01-Jul-22
 3  2  1

Distance

0.46km

52 SEVENTH AVENUE ROSEBUD VIC 3939

Sold Price

\$670,000

Sold Date

15-Aug-22
 3  2  1

Distance

0.55km

40 OCEAN STREET ROSEBUD VIC 3939

Sold Price

Sold Date

27-Aug-22
 3  1  1

Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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