

## 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

37 PARKEDGE CIRCUIT 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

\$1,240,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2022

to

31 Jan 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

16 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939	\$1,120,000	10-Sep-22
1 PARKEDGE CIRCUIT ROSEBUD VIC 3939	\$1,200,000	27-Sep-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: 18 February 2023



16 PENINSULA SANDS

BOULEVARD ROSEBUD VIC 3939

Sold Price

\$1,120,000

Sold Date

10-Sep-22

4

2

2

Distance

0.27km



1 PARKEDGE CIRCUIT ROSEBUD

VIC 3939

Sold Price

\$1,200,000

Sold Date

27-Sep-22

4

2

6

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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