

## 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

19 Seaview Close Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2021

to

31 Jan 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

14 Carrajung Street Rosebud VIC 3939	\$1,325,000	26-Oct-21
19 Carrajung Street Rosebud VIC 3939	\$1,175,000	09-Oct-21

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.

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**14 Carrajung Street Rosebud VIC 3939**

4 3 2

Sold Price

<sup>RS</sup> **\$1,325,000**

Sold Date

**26-Oct-21**

Distance

**0.15km**



**19 Carrajung Street Rosebud VIC 3939**

4 2 4

Sold Price

<sup>RS</sup> **\$1,175,000**

Sold Date

**09-Oct-21**

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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