

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 NULLAWARRE AVENUE 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2022

to

30 Sep 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

82 ROSEBUD AVENUE ROSEBUD VIC 3939	\$600,000	21-Apr-23
4 LEURA CRESCENT ROSEBUD VIC 3939	\$590,600	13-Sep-23
2 SUNNINGDALE ROAD ROSEBUD VIC 3939	\$600,000	28-Nov-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 October 2023


**82 ROSEBUD AVENUE ROSEBUD
VIC 3939**

Sold Price

\$600,000

Sold Date

21-Apr-23
 4  -  -

Distance

0.86km

**4 LEURA CRESCENT ROSEBUD VIC
3939**

Sold Price

^{RS} **\$590,600**

Sold Date

13-Sep-23
 -  -  -

Distance

1.45km

**2 SUNNINGDALE ROAD ROSEBUD
VIC 3939**

Sold Price

\$600,000

Sold Date

28-Nov-22
 -  -  -

Distance

1.47km
RS = Recent sale

UN = Undisclosed Sale

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