

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

3/24 South Road 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

or range
between

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Rosebud

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/24 South Road Rosebud VIC 3939	\$820,000	26-Feb-21
2/13 Woodvale Grove Rosebud VIC 3939	\$800,000	30-Jun-21
1/23 Overlea Avenue Rosebud VIC 3939	\$799,000	27-Mar-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.~~

This Statement of Information was prepared on: 25 August 2021

SHORELINE

REAL ESTATE

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1/24 South Road Rosebud VIC 3939 Sold Price **\$820,000** Sold Date **26-Feb-21**

3 2 2

Distance **0.04km**



2/13 Woodvale Grove Rosebud VIC 3939 Sold Price ^{RS} **\$800,000** Sold Date **30-Jun-21**

3 2 2

Distance **0.33km**



1/23 Overlea Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$799,000** ^{UN} Sold Date **27-Mar-21**

3 2 2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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