

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

67 HOVE 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,500

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2021

to

30 Sep 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

25 NIXON STREET ROSEBUD VIC 3939	\$930,000	11-Apr-22
27 WAKOOL AVENUE ROSEBUD VIC 3939	\$1,045,000	28-Jul-22
253 BAYVIEW ROAD MCCRAE VIC 3938	\$1,065,000	26-Jun-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: 05 October 2022



25 NIXON STREET ROSEBUD VIC 3939

 4  2  3

Sold Price

\$930,000

Sold Date

11-Apr-22

Distance

0.23km



27 WAKOOL AVENUE ROSEBUD VIC 3939

 4  2  2

Sold Price

^{RS} **\$1,045,000** ^{UN}

Sold Date

28-Jul-22

Distance

1.78km



253 BAYVIEW ROAD MCCRAE VIC 3938

 3  2  2

Sold Price

\$1,065,000

Sold Date

26-Jun-22

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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