

## 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

371 BAYVIEW ROAD 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

or range  
between

\$740,000

&

\$790,000

### 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

373 BAYVIEW ROAD ROSEBUD VIC 3939	\$770,000	08-Sep-23
52 KENNINGTON ROAD ROSEBUD VIC 3939	\$750,000	09-Sep-23
40 BESGROVE STREET ROSEBUD VIC 3939	\$780,000	20-Aug-23

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: 16 October 2023



373 BAYVIEW ROAD ROSEBUD VIC 3939

Sold Price

RS\$770,000

Sold Date 08-Sep-23

2

1

2

Distance 0.02km



52 KENNINGTON ROAD ROSEBUD VIC 3939

Sold Price

RS\$750,000

Sold Date 09-Sep-23

3

2

3

Distance 1.23km



40 BESGROVE STREET ROSEBUD VIC 3939

Sold Price

RS\$780,000

Sold Date 20-Aug-23

4

2

1

Distance 1.05km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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