

## 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

5/11 WILSON STREET 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Feb 2022

to

31 Jan 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

3/779 POINT NEPEAN ROAD ROSEBUD VIC 3939	730000	22-Dec-22
7/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	690000	04-Nov-22
13/779 POINT NEPEAN ROAD ROSEBUD VIC 3939	715000	12-Oct-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: 27 February 2023

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### 3/779 POINT NEPEAN ROAD ROSEBUD VIC 3939

2 2 2

Sold Price

<sup>RS</sup> **730000** Sold Date **22-Dec-22**

Distance **0.6km**



### 7/791 POINT NEPEAN ROAD ROSEBUD VIC 3939

2 1 1

Sold Price

<sup>RS</sup> **690000** Sold Date **04-Nov-22**

Distance **0.48km**



### 13/779 POINT NEPEAN ROAD ROSEBUD VIC 3939

2 2 1

Sold Price

**715000** Sold Date **12-Oct-22**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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