

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

7 BELLA VISTA MEWS 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2023

to

31 Mar 2024

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

16/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$749,000	05-Dec-23
8 BELLA VISTA MEWS ROSEBUD VIC 3939	\$840,000	31-Oct-23
19 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$750,000	16-Nov-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: 22 April 2024

**16/419 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

2 2 2

Sold Price

\$749,000Sold Date **05-Dec-23**Distance **0.36km****8 BELLA VISTA MEWS ROSEBUD
VIC 3939**

3 2 2

Sold Price

\$840,000Sold Date **31-Oct-23**Distance **0.02km****19 SANTA ROSA CIRCUIT
ROSEBUD VIC 3939**

3 2 2

Sold Price

\$750,000Sold Date **16-Nov-23**Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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