

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

426 Waterfall Gully 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2019

to

31 Jan 2020

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

378-380 Waterfall Gully Road Rosebud VIC 3939	\$888,000	29-Aug-19
10 Peppermint Court Rosebud VIC 3939	\$1,060,000	31-Aug-19
8 Peppermint Court Rosebud VIC 3939	\$1,190,000	12-Oct-19

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: 03 February 2020


**378-380 Waterfall Gully Road
Rosebud VIC 3939**
 4
  2
  2

Sold Price

\$888,000

Sold Date

29-Aug-19

Distance

0.48km
**10 Peppermint Court Rosebud VIC
3939**
 4
  2
  2

Sold Price

\$1,060,000

Sold Date

31-Aug-19

Distance

1.23km
**8 Peppermint Court Rosebud VIC
3939**
 5
  2
  4

Sold Price

\$1,190,000

Sold Date

12-Oct-19

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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