

## 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

36 BONEO ROAD 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2023

to

30 Nov 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

38 BONEO ROAD ROSEBUD VIC 3939	\$780,000	07-Sep-24
28 MOORFIELD AVENUE ROSEBUD VIC 3939	\$820,000	30-Aug-24

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: 19 December 2024

**38 BONEO ROAD ROSEBUD VIC 3939**

Sold Price

**\$780,000**

Sold Date

**07-Sep-24**

3 2 2

Distance

**0.02km****28 MOORFIELD AVENUE ROSEBUD VIC 3939**

Sold Price

**\$820,000**

Sold Date

**30-Aug-24**

3 1 2

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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