

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

4 HOVE 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

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2024

to

31 Dec 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

85 FLINDERS STREET MCCRAE VIC 3938	\$1,450,000	24-Dec-24
20 FAIRWAY CRESCENT MCCRAE VIC 3938	\$1,500,000	02-Sep-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: 23 January 2025

**85 FLINDERS STREET MCCRAE VIC 3938** Sold Price ^{RS} **\$1,450,000** Sold Date **24-Dec-24**

3 2 2

Distance **1.17km****20 FAIRWAY CRESCENT MCCRAE VIC 3938** Sold Price **\$1,500,000** Sold Date **02-Sep-24**

3 2 3

Distance **0.78km****RS** = Recent sale **UN** = Undisclosed Sale

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