

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

8/419 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

\$640,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2022

to

30 Apr 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

12/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$690,000	16-Dec-22
7/31 MOUNT ARTHUR AVENUE ROSEBUD VIC 3939	\$660,000	04-Mar-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: 09 May 2023

**12/419 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

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Sold Price

\$690,000

Sold Date

16-Dec-22

Distance

0.05km**7/31 MOUNT ARTHUR AVENUE
ROSEBUD VIC 3939**

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Sold Price

\$660,000

Sold Date

04-Mar-22

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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