

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

3 WILGAH 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

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

20 CAROLINE COURT ROSEBUD VIC 3939

\$922,000

21-Mar-24

8 SPENSLEY STREET ROSEBUD VIC 3939

\$890,000

09-Mar-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: 09 April 2024



20 CAROLINE COURT ROSEBUD VIC 3939

Sold Price

RS\$922,000

Sold Date

21-Mar-24

3

2

2

Distance

1.24km



8 SPENSLEY STREET ROSEBUD VIC 3939

Sold Price

RS\$890,000

Sold Date

09-Mar-24

4

2

-

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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