

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 Wallaby Drive 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,250

Property type

Land

Suburb

Rosebud

Period-from

01 Nov 2019

to

31 Oct 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

63 Peninsula Sands Boulevard Rosebud VIC 3939	\$780,000	25-Oct-20
27 Wallaby Drive Rosebud VIC 3939	\$885,000	04-Nov-20
7 Parkedge Circuit Rosebud VIC 3939	\$835,000	12-Nov-20

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: 30 November 2020

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**63 Peninsula Sands Boulevard
Rosebud VIC 3939**

 4  2  2

Sold Price ^{RS} **\$780,000** Sold Date **25-Oct-20**

Distance **0.04km**



**27 Wallaby Drive Rosebud VIC
3939**

 4  2  2

Sold Price ^{RS} **\$885,000** Sold Date **04-Nov-20**

Distance **0.28km**



**7 Parkedge Circuit Rosebud VIC
3939**

 4  2  2

Sold Price ^{RS} **\$835,000** ^{UN} Sold Date **12-Nov-20**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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