

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

12/419 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/419 Waterfall Gully Road Rosebud VIC 3939	\$592,500	20-Nov-18
2/419 Waterfall Gully Road Rosebud VIC 3939	\$520,000	02-Sep-20
5/31 Mount Arthur Avenue Rosebud VIC 3939	\$563,000	07-Dec-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: 02 March 2021



1/419 Waterfall Gully Road Rosebud VIC 3939

 3  2  2

Sold Price \$592,500

Sold Date 20-Nov-18

Distance 0.07km



2/419 Waterfall Gully Road Rosebud VIC 3939

 2  1  2

Sold Price

\$520,000

Sold Date 02-Sep-20

Distance 0.07km



5/31 Mount Arthur Avenue Rosebud VIC 3939

 3  2  2

Sold Price \$563,000

Sold Date 07-Dec-20

Distance 0.39km

RS = Recent sale

UN = Undisclosed Sale

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