

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 MESSMATE PLACE 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

\$1,675,000

&

\$1,735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Rosebud

Period-from

01 Jul 2023

to

30 Jun 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

4 MESSMATE PLACE ROSEBUD VIC 3939	\$1,700,000	20-Jun-24
5 MANNA GUM COURT ROSEBUD VIC 3939	\$2,100,000	25-Sep-23
93 ROSEBUD AVENUE ROSEBUD VIC 3939	\$1,650,000	25-May-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.~~

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4 MESSMATE PLACE ROSEBUD VIC 3939 Sold Price

^{RS} **\$1,700,000** Sold Date **20-Jun-24**

5 2 2

Distance **0.07km**



5 MANNA GUM COURT ROSEBUD VIC 3939 Sold Price

\$2,100,000 Sold Date **25-Sep-23**

4 3 8

Distance **0.16km**



93 ROSEBUD AVENUE ROSEBUD VIC 3939 Sold Price

^{RS} **\$1,650,000** Sold Date **25-May-24**

4 2 2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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