

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

2/1 WINDELLA AVENUE 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

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Aug 2023

to

31 Jul 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

1/48 KENNINGTON ROAD ROSEBUD VIC 3939	\$647,500	05-Apr-24
278 EASTBOURNE ROAD ROSEBUD VIC 3939	\$655,000	26-Apr-24
2/30 WARRANILLA AVENUE ROSEBUD VIC 3939	\$630,000	21-Feb-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: 15 August 2024



**1/48 KENNINGTON ROAD
ROSEBUD VIC 3939**

2 1 1

Sold Price

\$647,500

Sold Date **05-Apr-24**

Distance **1.78km**



**278 EASTBOURNE ROAD
ROSEBUD VIC 3939**

3 2 1

Sold Price

\$655,000

Sold Date **26-Apr-24**

Distance **0.53km**



**2/30 WARRANILLA AVENUE
ROSEBUD VIC 3939**

2 1 1

Sold Price

\$630,000

Sold Date **21-Feb-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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