

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

1/56 BONEO 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2021

to

31 Oct 2022

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

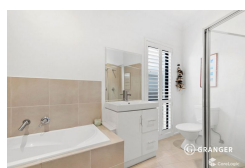
Date of sale

3/50 WARRANILLA AVENUE ROSEBUD VIC 3939	\$730,000	02-Aug-22
3/30 WARRANILLA AVENUE ROSEBUD VIC 3939	\$755,000	31-May-22
1/1 JOHNSON STREET CAPEL SOUND VIC 3940	\$727,000	27-May-22

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: 17 November 2022


**3/50 WARRANILLA AVENUE
ROSEBUD VIC 3939**
 3  2  1

 Sold Price **\$730,000** Sold Date **02-Aug-22**

 Distance **0.53km**

**3/30 WARRANILLA AVENUE
ROSEBUD VIC 3939**
 3  2  2

 Sold Price **\$755,000** Sold Date **31-May-22**

 Distance **0.34km**

**1/1 JOHNSON STREET CAPEL
SOUND VIC 3940**
 3  1  1

 Sold Price **\$727,000** Sold Date **27-May-22**

 Distance **0.45km**

**2/207 EASTBOURNE ROAD
ROSEBUD VIC 3939**
 3  2  2

 Sold Price ^{RS} **\$710,000** Sold Date **22-Oct-22**

 Distance **0.57km**

**3/3 WINDELLA AVENUE ROSEBUD
VIC 3939**
 3  2  2

 Sold Price **\$705,000** Sold Date **23-Jul-22**

 Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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