

## 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 SEAVIEW CLOSE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$940,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Rosebud

Period-from

01 Aug 2022

to

31 Jul 2023

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 FAIRWAY CRESCENT MCCRAE VIC 3938	\$1,299,000	11-May-23
14 ROLLINGS CLOSE ROSEBUD VIC 3939	\$1,000,000	04-May-23
23 WARRAIN AVENUE ROSEBUD VIC 3939	\$955,000	31-May-23

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 2023



**3 FAIRWAY CRESCENT MCCRAE  
VIC 3938**

 4  2  2

Sold Price <sup>RS</sup> **\$1,299,000** Sold Date **11-May-23**

Distance **1.51km**



**14 ROLLINGS CLOSE ROSEBUD VIC  
3939**

 4  2  2

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **04-May-23**

Distance **0.34km**



**23 WARRAIN AVENUE ROSEBUD  
VIC 3939**

 4  2  2

Sold Price **\$955,000** Sold Date **31-May-23**

Distance **0.52km**

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

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