

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

8 Wilfred Street 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2021

to

31 Dec 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

80 Ninth Avenue Rosebud VIC 3939	\$1,111,000	04-Jan-22
7/866 Point Nepean Road Rosebud VIC 3939	\$1,150,000	26-Aug-21

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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80 Ninth Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$1,111,000** ^{UN} Sold Date **04-Jan-22**

 4  2  4

Distance **1.79km**



7/866 Point Nepean Road Rosebud VIC 3939 Sold Price **\$1,150,000** Sold Date **26-Aug-21**

 3  2  2

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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