

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

67 OLD CAPE SCHANCK 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

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Other

Suburb

Rosebud

Period-from

01 Jul 2021

to

30 Jun 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

107 OLD CAPE SCHANCK ROAD ROSEBUD VIC 3939	\$1,110,000	17-Jul-21
69 SPRAY STREET ROSEBUD VIC 3939	\$1,075,000	28-Aug-21
502 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$1,070,000	06-Nov-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.

This Statement of Information was prepared on: 11 July 2022



**107 OLD CAPE SCHANCK ROAD
ROSEBUD VIC 3939**

 4  2  2

Sold Price

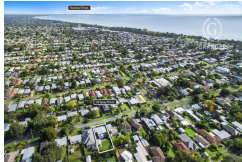
\$1,110,000

Sold Date

17-Jul-21

Distance

0.46km



**69 SPRAY STREET ROSEBUD VIC
3939**

 2  1  2

Sold Price

\$1,075,000

Sold Date

28-Aug-21

Distance

1.45km



**502 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

 3  2  2

Sold Price

\$1,070,000

Sold Date

06-Nov-21

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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