

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 MARKS 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2022

to

28 Feb 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

14 WALPOLE AVENUE ROSEBUD VIC 3939	\$860,000	25-Feb-23
9 HOPE STREET ROSEBUD VIC 3939	\$1,050,000	27-Nov-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: 31 March 2023



14 WALPOLE AVENUE ROSEBUD VIC 3939

3

2

2

Sold Price

RS \$860,000

Sold Date

25-Feb-23

Distance

0.45km



9 HOPE STREET ROSEBUD VIC 3939

3

1

1

Sold Price

\$1,050,000

Sold Date

27-Nov-22

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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