

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

15 TUDOR 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2023

to

30 Nov 2024

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

35 SEABROOK AVENUE ROSEBUD VIC 3939	\$1,061,000	09-Aug-24
10 NULLAWARRE AVENUE ROSEBUD VIC 3939	\$1,080,000	14-Oct-24
12 MURRAY STREET MCCRAE VIC 3938	\$1,175,000	10-Jul-24

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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**35 SEABROOK AVENUE ROSEBUD
VIC 3939**

4 2 1

Sold Price

\$1,061,000

Sold Date **09-Aug-24**

Distance

0.13km



**10 NULLAWARRE AVENUE
ROSEBUD VIC 3939**

4 2 2

Sold Price

\$1,080,000

Sold Date **14-Oct-24**

Distance

0.55km



**12 MURRAY STREET MCCRAE VIC
3938**

3 1 4

Sold Price

\$1,175,000

Sold Date **10-Jul-24**

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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