

## 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

15/152 EASTBOURNE ROAD ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jun 2021

to

31 May 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

10/86 POTTON AVENUE ROSEBUD VIC 3939	\$630,000	10-Dec-21
10/4 ROSEMORE ROAD ROSEBUD VIC 3939	\$651,500	17-Feb-22
8/4 ROSEMORE ROAD ROSEBUD VIC 3939	\$665,000	07-Dec-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: 04 June 2022


**10/86 POTTON AVENUE ROSEBUD  
VIC 3939**
 2    1    1

Sold Price

**\$630,000**

Sold Date

**10-Dec-21**

Distance

**0.07km**

**10/4 ROSEMORE ROAD ROSEBUD  
VIC 3939**
 2    1    1

Sold Price

**\$651,500**

Sold Date

**17-Feb-22**

Distance

**1.92km**

**8/4 ROSEMORE ROAD ROSEBUD  
VIC 3939**
 2    1    1

Sold Price

**\$665,000**

Sold Date

**07-Dec-21**

Distance

**1.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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