

## 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

1/39 MARK STREET 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

\$895,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2021

to

30 Apr 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

39B MURRAY-ANDERSON ROAD ROSEBUD VIC 3939	\$912,000	02-Feb-22
4/13 WOODVALE GROVE ROSEBUD VIC 3939	\$900,000	30-Apr-22
1/15 CAIRNS AVENUE ROSEBUD VIC 3939	\$920,000	15-Apr-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: 09 May 2022

Grant McConnell

M 0407515078

E gmccconnell@hockingstuart.com.au

**39B MURRAY-ANDERSON ROAD  
ROSEBUD VIC 3939**

Sold Price

**\$912,000**Sold Date **02-Feb-22** 3  2  2

Distance

-

**4/13 WOODVALE GROVE  
ROSEBUD VIC 3939**

Sold Price

<sup>RS</sup> **\$900,000**Sold Date **30-Apr-22** 3  2  2

Distance

**1.03km****1/15 CAIRNS AVENUE ROSEBUD  
VIC 3939**

Sold Price

<sup>RS</sup> **\$920,000**Sold Date **15-Apr-22** 3  2  2

Distance

**1.97km**

RS = Recent sale

UN = Undisclosed Sale

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