

## 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

67A OLD CAPE SCHANCK 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

\$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: 12 July 2022

|  |   |            |                    |           |                  |
|--|---|------------|--------------------|-----------|------------------|
| <p>COVID-19 Awareness</p> <p>We kindly ask that you practice these Covid safe steps at our Off's</p>  <p><small>For information on the latest COVID-19 advice, please visit the Victorian Government website at <a href="https://www.vic.gov.au/covid-19">https://www.vic.gov.au/covid-19</a></small></p> <p><small>seachange</small> </p> | <b>107 OLD CAPE SCHANCK ROAD<br/>ROSEBUD VIC 3939</b>   | Sold Price | <b>\$1,110,000</b> | Sold Date | <b>17-Jul-21</b> |
|  |  4  2  2 |            |                    | Distance  | -                |
|  <p><small>Artist's impression for illustrative purposes only</small></p>   | <b>69 SPRAY STREET ROSEBUD VIC<br/>3939</b>   | Sold Price | <b>\$1,075,000</b> | Sold Date | <b>28-Aug-21</b> |
|  |  2  1  2 |            |                    | Distance  | -                |
| <p></p> <p><b>COVIDSafe hygiene requirements</b></p> <p>DO NOT ENTER if you have been in contact with someone within the last 14 days who has been diagnosed with COVID-19 or if you've got these symptoms:</p>  <p><small>granger.com.au</small></p>  | <b>502 WATERFALL GULLY ROAD<br/>ROSEBUD VIC 3939</b>  | Sold Price | <b>\$1,070,000</b> | Sold Date | <b>06-Nov-21</b> |
|  |  3  2  2 |            |                    | Distance  | -                |

RS = Recent sale      UN = Undisclosed Sale

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