

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

16 ST ANDREWS 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2022

to

31 Mar 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

81 CINERAMA CRESCENT MCCRAE VIC 3938	\$1,440,000	01-Mar-23
349 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$1,000,000	17-Dec-22
98 FLINDERS STREET MCCRAE VIC 3938	\$990,000	31-Jan-23

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: 14 April 2023


81 CINERAMA CRESCENT MCCRAE VIC 3938

Sold Price

^{RS}
\$1,440,000

Sold Date

01-Mar-23
 4  2  5

Distance

0.51km

349 WATERFALL GULLY ROAD ROSEBUD VIC 3939

Sold Price

\$1,000,000

Sold Date

17-Dec-22
 3  2  2

Distance

1.02km

98 FLINDERS STREET MCCRAE VIC 3938

Sold Price

\$990,000

Sold Date

31-Jan-23
 4  2  4

Distance

1.13km
RS = Recent sale

UN = Undisclosed Sale

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