

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

6 SANDSTOCK PLACE 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

or range
between

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

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

78 DUELLS ROAD ROSEBUD VIC 3939

\$1,012,000

18-Nov-24

23 DUMOSSA AVENUE ROSEBUD VIC 3939

\$1,030,000

26-Sep-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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78 DUELLS ROAD ROSEBUD VIC 3939

4 3 2

Sold Price ^{RS}\$1,012,000 Sold Date 18-Nov-24

Distance 0.4km



23 DUMOSSA AVENUE ROSEBUD VIC 3939

4 2 2

Sold Price \$1,030,000 Sold Date 26-Sep-24

Distance 0.96km

RS = Recent sale UN = Undisclosed Sale

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