

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

97 SPRAY STREET 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,125

Property type

House

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

32 HARRIDGE STREET ROSEBUD VIC 3939	\$800,000	27-Apr-22
16 DUNSMUIR DRIVE ROSEBUD VIC 3939	\$794,000	02-Apr-22
62 FAIRWAY GROVE ROSEBUD VIC 3939	\$750,000	23-Feb-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: 11 May 2022



32 HARRIDGE STREET ROSEBUD VIC 3939

Sold Price

^{RS}

\$800,000

Sold Date

27-Apr-22

 3

 2

 2

Distance

0.69km

Notes from your agent

Comparable condition, smaller house, not beachside of Eastbourne Rd. Sold prior to auction as there was only one buyer interested beyond mid \$700,000's



16 DUNSMUIR DRIVE ROSEBUD VIC 3939

Sold Price

^{RS}

\$794,000

Sold Date

02-Apr-22

 3

 1

 2

Distance

0.53km

Notes from your agent

Comparable property, not beachside of Eastbourne Road



62 FAIRWAY GROVE ROSEBUD VIC 3939

Sold Price

\$750,000

Sold Date

23-Feb-22

 3

 1

 2

Distance

1.12km

Notes from your agent

Comparable age and size, not beachside of Eastbourne Rd

RS = Recent sale

UN = Undisclosed Sale

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