

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

43 Woodvale Grove 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2020

to

31 May 2021

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

1/25 Mark Street Rosebud VIC 3939	\$630,000	09-Apr-21
149 Rosebud Parade Rosebud VIC 3939	\$640,000	26-Feb-21
59 Sunningdale Road Rosebud VIC 3939	\$720,000	04-May-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: 23 June 2021

SHORELINE

REAL ESTATE

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1/25 Mark Street Rosebud VIC 3939 Sold Price **\$630,000** Sold Date **09-Apr-21**

 3  1  2

Distance **0.61km**

149 Rosebud Parade Rosebud VIC 3939 Sold Price **\$640,000** Sold Date **26-Feb-21**

 3  1  2

Distance **1.42km**



59 Sunningdale Road Rosebud VIC 3939 Sold Price ^{RS} **\$720,000** Sold Date **04-May-21**

 3  1  2

Distance **0.79km**



3 Martin Street Rosebud VIC 3939 Sold Price **\$525,000** Sold Date **19-Jan-21**

 3  1  2

Distance **0.3km**



34 Kennington Road Rosebud VIC 3939 Sold Price **\$600,000** Sold Date **02-Feb-21**

 3  1  2

Distance **0.38km**



8 Fowler Court Rosebud VIC 3939 Sold Price ^{RS} **\$765,000** Sold Date **10-Apr-21**

 3  1  2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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**164 Seventh Avenue Rosebud VIC
3939**

Sold Price

\$581,000

Sold Date

06-Mar-21

3



1



2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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