

## 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

1/47 WOODVALE GROVE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2023

to

30 Apr 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

1 OCEAN STREET ROSEBUD VIC 3939	\$865,000	26-Feb-24
46A WARRANILLA AVENUE ROSEBUD VIC 3939	\$890,000	30-Jan-24
3/5 HAYES AVENUE ROSEBUD VIC 3939	\$825,000	27-Jan-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.~~

This Statement of Information was prepared on: 02 May 2024

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1 OCEAN STREET ROSEBUD VIC 3939

Sold Price
\$865,000
Sold Date
26-Feb-24

2

2

1

Distance
1.02km



46A WARRANILLA AVENUE ROSEBUD VIC 3939

Sold Price

RS

\$890,000

UN

Sold Date
30-Jan-24

4

2

2

Distance
2.29km



3/5 HAYES AVENUE ROSEBUD VIC 3939

Sold Price
\$825,000
Sold Date
27-Jan-24

2

2

2

Distance
0.65km

RS = Recent sale

UN = Undisclosed Sale

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