

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

4 MOUNT VIEW ROAD 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

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2022

to

30 Sep 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

38 HERMAN STREET ROSEBUD VIC 3939

\$620,000

11-Sep-23

78 ELWERS ROAD ROSEBUD VIC 3939

\$660,000

07-Jun-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: 12 October 2023



38 HERMAN STREET ROSEBUD VIC
3939

Sold Price

RS

\$620,000

Sold Date

11-Sep-23

2

1

2

Distance

1.12km



78 ELWERS ROAD ROSEBUD VIC
3939

Sold Price

\$660,000

Sold Date

07-Jun-23

2

1

1

Distance

0.3km

RS = Recent sale
UN = Undisclosed Sale

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