

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

1/230 EASTBOURNE 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,500

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2021

to

28 Feb 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

80 NINTH AVENUE ROSEBUD VIC 3939	\$1,111,000	16-Dec-21
14A DEVON COURT ROSEBUD VIC 3939	\$1,380,000	12-Mar-22
1/21 ELWERS ROAD ROSEBUD VIC 3939	\$1,200,000	28-Jan-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: 29 March 2022



80 NINTH AVENUE ROSEBUD VIC 3939

Sold Price

\$1,111,000

Sold Date

16-Dec-21

3



2



4

Distance

0.83km

14A DEVON COURT ROSEBUD VIC 3939

Sold Price

^{RS} **\$1,380,000**

Sold Date

12-Mar-22

4



2



2

Distance

1.3km

1/21 ELWERS ROAD ROSEBUD VIC 3939

Sold Price

^{RS} **\$1,200,000**

Sold Date

28-Jan-22

4



2



2

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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