

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

2/14 ANNE 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2023

to

31 Mar 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

2 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$775,000	11-Sep-23
19 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$750,000	16-Nov-23
25 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$775,000	04-Aug-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: 16 April 2024

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2 SANTA ROSA CIRCUIT ROSEBUD VIC 3939 Sold Price **\$775,000** Sold Date **11-Sep-23**
 Distance **0.42km**

 3  2  2



19 SANTA ROSA CIRCUIT ROSEBUD VIC 3939 Sold Price **\$750,000** Sold Date **16-Nov-23**
 Distance **0.43km**

 3  2  2



25 SANTA ROSA CIRCUIT ROSEBUD VIC 3939 Sold Price **\$775,000** Sold Date **04-Aug-23**
 Distance **0.46km**

 3  2  2

RS = Recent sale **UN** = Undisclosed Sale

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