

## 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

40 SPRAY STREET 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

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2023

to

31 May 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

56 SIXTH AVENUE ROSEBUD VIC 3939	\$930,000	12-Mar-24
171 SECOND AVENUE ROSEBUD VIC 3939	\$858,000	15-Mar-24
3 WILGAH ROAD ROSEBUD VIC 3939	\$920,000	24-Apr-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: 20 June 2024



56 SIXTH AVENUE ROSEBUD VIC 3939

Sold Price

\$930,000

Sold Date

12-Mar-24

3

2

2

Distance

0.35km



171 SECOND AVENUE ROSEBUD VIC 3939

Sold Price

\$858,000

Sold Date

15-Mar-24

3

2

1

Distance

0.98km



3 WILGAH ROAD ROSEBUD VIC 3939

Sold Price

\$920,000

Sold Date

24-Apr-24

3

2

2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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