

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

4/5 CAMERON 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

or range
between

\$730,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Aug 2022

to

31 Jul 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

1A LAURENS STREET ROSEBUD VIC 3939	\$779,600	27-May-23
19A POTTON AVENUE ROSEBUD VIC 3939	\$760,000	03-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: 30 August 2023



1A LAURENS STREET ROSEBUD
VIC 3939

3

2

1

Sold Price

\$779,600

Sold Date

27-May-23

Distance

0.34km



19A POTTON AVENUE ROSEBUD
VIC 3939

4

2

2

Sold Price

^{RS}**\$760,000**

Sold Date

03-Aug-23

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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