

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

9 Dunstone Drive 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

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2020

to

31 Oct 2021

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

11 Harridge Street Rosebud VIC 3939	\$811,500	15-Oct-21
18 Dunsmuir Drive Rosebud VIC 3939	\$850,000	24-Aug-21
16 Marilyn Way Rosebud VIC 3939	\$795,000	17-Jul-21

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: 04 November 2021

SHORELINE

REAL ESTATE

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11 Harridge Street Rosebud VIC 3939

Sold Price

^{RS}

\$811,500

Sold Date

15-Oct-21



3



1



2

Distance

0.15km



18 Dunsmuir Drive Rosebud VIC 3939

Sold Price

^{RS}

\$850,000

Sold Date

24-Aug-21



3



2



2

Distance

0.15km



16 Merilyn Way Rosebud VIC 3939

Sold Price

\$795,000

Sold Date

17-Jul-21



3



2



2

Distance

0.15km



112 Seventh Avenue Rosebud VIC 3939

Sold Price

\$815,000

Sold Date

18-Sep-21



3



2



1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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