

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

20 DUELLS ROAD, ROSEBUD, VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$940,000 to \$995,000

Median sale price

Median price

\$895,000

Property type

House

Suburb

ROSEBUD

Period

01 October 2021 to 30 September 2022

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

| | | |
|-------------------------------------|-------------|------------|
| 51A SHERWOOD AVE, ROSEBUD, VIC 3939 | *\$975,000 | 08/11/2022 |
| 7 SEABROOK AVE, ROSEBUD, VIC 3939 | \$1,000,000 | 11/09/2022 |
| 27 WAKOOL AVE, ROSEBUD, VIC 3939 | \$1,045,000 | 27/07/2022 |

This Statement of Information was prepared on:

30/12/2022