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

91	SPRAY	STREET	ROSEBUD	VIC 3939
51			NOOLDOD	10 0000

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$715,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$760,000	Property type	House	Suburb	Rosebud			

31 Mar 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2024

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.

to

Address of comparable property	Price	Date of sale
85 SPRAY STREET ROSEBUD VIC 3939	\$660,000	16-Nov-24
108 EIGHTH AVENUE ROSEBUD VIC 3939	\$680,000	04-Dec-24
73 ROSEBUD PARADE ROSEBUD VIC 3939	\$736,000	15-Feb-25

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: 08 April 2025



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consumer.vic.gov.au



Dino Francese

M 0408030706

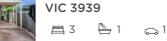
E dino.francese@belleproperty.com

Distance

0.31km



Ruellans	3939		et rosebud vic ⇔1	Sold Price	\$660,000	Sold Date Distance	16-Nov-24 0.05km
200	108 EIGHT	HAVE	ENUE ROSEBUD	Sold Price	\$680,000	Sold Date	04-Dec-24



Contest	73 ROSEBUD PARADE ROSEBUD VIC 3939			Sold Price	^{RS} \$736,000	Sold Date	15-Feb-25
		1	⇔ -			Distance	0.33km

RS = Recent sale UN = Undisclosed Sale

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