

## 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

1/48 KENNINGTON ROAD 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

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2023

to

29 Feb 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

1/2 PHILLIP STREET ROSEBUD VIC 3939	\$680,000	14-Mar-24
10/4 ROSEMORE ROAD ROSEBUD VIC 3939	\$649,000	18-Nov-23
4/12 VICKIE COURT ROSEBUD VIC 3939	\$636,500	17-Oct-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: 18 March 2024



**1/2 PHILLIP STREET ROSEBUD VIC 3939**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**14-Mar-24**

 2

 1

 1

Distance

**0.94km**



**10/4 ROSEMORE ROAD ROSEBUD VIC 3939**

Sold Price

**\$649,000**

Sold Date

**18-Nov-23**

 2

 1

 1

Distance

**1.08km**



**4/12 VICKIE COURT ROSEBUD VIC 3939**

Sold Price

**\$636,500**

Sold Date

**17-Oct-23**

 2

 1

 1

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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