

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

8 Duells Road 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2021

to

28 Feb 2022

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

5 Sunrise Place Rosebud VIC 3939	\$1,560,000	03-Dec-21
24 Murawa Drive Rosebud VIC 3939	\$1,455,000	08-Nov-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.

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GRANGER

Darren Sadler

M 0448947622

E darren.sadler@granger.com.au



5 Sunrise Place Rosebud VIC 3939 Sold Price **\$1,560,000** Sold Date **03-Dec-21**

4 3 3

Distance **0.75km**



24 Murawa Drive Rosebud VIC 3939 Sold Price ^{RS} **\$1,455,000** ^{UN} Sold Date **08-Nov-21**

4 3 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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