

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

1/2A PENGANA STREET 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

\$1,195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2023

to

31 Aug 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

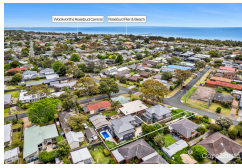
Date of sale

77 SOUTH ROAD ROSEBUD VIC 3939	\$1,250,000	10-Jun-24
60 ELWERS ROAD ROSEBUD VIC 3939	\$1,130,000	15-Aug-24
64B WARRANILLA AVENUE ROSEBUD VIC 3939	\$1,150,000	01-Jul-22

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: 17 September 2024

**77 SOUTH ROAD ROSEBUD VIC 3939**

4 2 3

Sold Price

\$1,250,000

Sold Date

10-Jun-24

Distance

0.21km**60 ELWERS ROAD ROSEBUD VIC 3939**

3 2 2

Sold Price

^{RS}**\$1,130,000**

Sold Date

15-Aug-24

Distance

0.71km**64B WARRANILLA AVENUE
ROSEBUD VIC 3939**

4 3 1

Sold Price

\$1,150,000

Sold Date

01-Jul-22

Distance

2.12km**7 MADURA STREET ROSEBUD VIC 3939**

4 3 1

Sold Price

^{RS}**\$1,200,000** ^{UN}

Sold Date

06-Aug-24

Distance

0.25km**RS** = Recent sale**UN** = Undisclosed Sale

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