

## 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

56 PARKEDGE CIRCUIT ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$1,190,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2024

to

31 Dec 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

|  |             |           |
|--|-------------|-----------|
| 8 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939 | \$1,230,000 | 08-Nov-24 |
| 17 GREENHILL ROAD ROSEBUD VIC 3939           | \$1,257,500 | 13-Nov-24 |
|  |             |           |

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: 28 January 2025

**8 PENINSULA SANDS BOULEVARD  
ROSEBUD VIC 3939**

4 2 2

Sold Price

RS

**\$1,230,000**Sold Date **08-Nov-24**Distance **0.35km****17 GREENHILL ROAD ROSEBUD  
VIC 3939**

4 2 2

Sold Price

RS

**\$1,257,500**Sold Date **13-Nov-24**Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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