

## 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

20 BROMLEY STREET 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2022

to

31 Aug 2023

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

45 TARWARRI AVENUE CAPEL SOUND VIC 3940	\$680,000	10-Aug-23
14 LEISURE WAY NORTH ROSEBUD VIC 3939	\$725,000	26-Aug-23
41 DEIGHTON DRIVE ROSEBUD VIC 3939	\$745,000	22-Aug-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.~~

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Craig Leo  
P 03 5986 8880  
M 0412 502 938  
E craig.leo@barryplant.com.au



### 45 TARWARRI AVENUE CAPEL SOUND VIC 3940

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date **10-Aug-23**

 3  2  3

Distance **0.69km**



### 14 LEISURE WAY NORTH ROSEBUD VIC 3939

Sold Price

<sup>RS</sup>

**\$725,000**

Sold Date **26-Aug-23**

 4  2  3

Distance **1.83km**



### 41 DEIGHTON DRIVE ROSEBUD VIC 3939

Sold Price

<sup>RS</sup>

**\$745,000**

Sold Date **22-Aug-23**

 3  1  2

Distance **1.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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