

## 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

5 PHILLIP STREET 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

\$795,000

&

\$845,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2023

to

30 Sep 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

3 MOUNT VIEW ROAD ROSEBUD VIC 3939	\$865,000	12-Jul-24
35 ANNE STREET ROSEBUD VIC 3939	\$820,000	02-Aug-24
11 OCEAN STREET ROSEBUD VIC 3939	\$809,000	07-Oct-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: 29 October 2024

# SHORELINE

REAL ESTATE

Janice Cairns  
P 03 5985 0000  
M 0456 424 872  
E janice@shorelinerealestate.com.au



**3 MOUNT VIEW ROAD ROSEBUD  
VIC 3939**

3 2 3

Sold Price **\$865,000** Sold Date **12-Jul-24**

Distance **0.62km**



**35 ANNE STREET ROSEBUD VIC  
3939**

3 2 2

Sold Price <sup>RS</sup> **\$820,000** Sold Date **02-Aug-24**

Distance **2.39km**



**11 OCEAN STREET ROSEBUD VIC  
3939**

3 2 2

Sold Price <sup>RS</sup> **\$809,000** <sup>UN</sup> Sold Date **07-Oct-24**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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