

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

12/419 WATERFALL GULLY 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2021

to

30 Nov 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

1/431 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$915,000	21-Sep-22
32 OAKWOOD COURT ROSEBUD VIC 3939	\$810,000	12-Jul-22
16 BELLA VISTA MEWS ROSEBUD VIC 3939	\$770,000	07-Oct-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: 09 December 2022


**1/431 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**
 3  2  2

Sold Price

RS

\$915,000

Sold Date

21-Sep-22

Distance

0.05km

**32 OAKWOOD COURT ROSEBUD
VIC 3939**
 3  2  2

Sold Price

\$810,000

Sold Date

12-Jul-22

Distance

0.82km

**16 BELLA VISTA MEWS ROSEBUD
VIC 3939**
 3  2  2

Sold Price

\$770,000

Sold Date

07-Oct-22

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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