

## 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

16 PENINSULA SANDS BOULEVARD 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 SANDSTOCK PLACE ROSEBUD VIC 3939	\$1,015,000	24-Dec-24
78 DUELLS ROAD ROSEBUD VIC 3939	\$1,012,000	01-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: 07 February 2025

**6 SANDSTOCK PLACE ROSEBUD  
VIC 3939**

4 2 2

Sold Price **\$1,015,000** Sold Date **24-Dec-24**Distance **0.22km****78 DUELLS ROAD ROSEBUD VIC  
3939**

4 3 2

Sold Price **\$1,012,000** Sold Date **01-Nov-24**Distance **0.33km**

RS = Recent sale      UN = Undisclosed Sale

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