

## 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

26 SEAVIEW CLOSE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,000

Property type

House

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

69 CARRATHOOL AVENUE ROSEBUD VIC 3939	\$840,000	22-Nov-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: 08 December 2022



**GRANGER**

Michael Stylman

P 1300472643

M 0417019338

E michael.stylman@granger.com.au



**69 CARRATHOOL AVENUE  
ROSEBUD VIC 3939**

 3  2  2

Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **22-Nov-22**

Distance **1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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