

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

4 ACACIA LANE 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2022

to

30 Sep 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

6/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$690,000	06-Oct-23
4 JARVIE CLOSE ROSEBUD VIC 3939	\$710,000	18-Jul-23
1/6 BENTLEY ROAD MCCRAE VIC 3938	\$710,000	20-Jul-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.~~

This Statement of Information was prepared on: 30 October 2023



6/419 WATERFALL GULLY ROAD
ROSEBUD VIC 3939

Sold Price

RS\$690,000

Sold Date 06-Oct-23

3

2

2

Distance 0.38km



4 JARVIE CLOSE ROSEBUD VIC
3939

Sold Price

\$710,000

Sold Date 18-Jul-23

3

2

2

Distance 1.16km



1/6 BENTLEY ROAD MCCRAE VIC
3938

Sold Price

Sold Date 20-Jul-23

3

2

1

Distance 1.78km

RS = Recent sale

UN = Undisclosed Sale

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