

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

3/2 CAIRNS STREET 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

or range
between

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2024

to

28 Feb 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

10/779 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$680,000	07-Dec-24
2/24 WOODVALE GROVE ROSEBUD VIC 3939	\$670,000	05-Mar-25
2/24 THOMAS STREET ROSEBUD VIC 3939	\$625,000	06-Dec-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: 17 March 2025

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**10/779 POINT NEPEAN ROAD
ROSEBUD VIC 3939**

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Sold Price **\$680,000** Sold Date **07-Dec-24**Distance **0.37km****2/24 WOODVALE GROVE
ROSEBUD VIC 3939**

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Sold Price ^{RS} **\$670,000** Sold Date **05-Mar-25**Distance **0.62km****2/24 THOMAS STREET ROSEBUD
VIC 3939**

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Sold Price **\$625,000** Sold Date **06-Dec-24**Distance **1.86km****RS** = Recent sale**UN** = Undisclosed Sale

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