

## 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

4/29 MCDOWELL STREET 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

\$689,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Apr 2022

to

31 Mar 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

3/3 WINDELLA AVENUE ROSEBUD VIC 3939	\$705,000	23-Jul-22
8/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$670,000	15-Dec-22
4/5 MARTIN STREET ROSEBUD VIC 3939	\$655,000	15-Feb-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: 11 April 2023



**3/3 WINDELLA AVENUE ROSEBUD VIC 3939** Sold Price **\$705,000** Sold Date **23-Jul-22**

 3  2  2

Distance **1.1km**



**8/791 POINT NEPEAN ROAD ROSEBUD VIC 3939** Sold Price **\$670,000** Sold Date **15-Dec-22**

 2  1  1

Distance **0.93km**



**4/5 MARTIN STREET ROSEBUD VIC 3939** Sold Price <sup>RS</sup> **\$655,000** Sold Date **15-Feb-23**

 2  1  2

Distance **1.07km**



**19/771 POINT NEPEAN ROAD ROSEBUD VIC 3939** Sold Price **\$665,000** Sold Date **03-Dec-22**

 3  1  2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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