

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

470 Waterfall Gully Road 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2020

to

31 Aug 2021

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

86 Lockhart Drive Rosebud VIC 3939	\$1,370,000	06-Feb-21
424A Waterfall Gully Road Rosebud VIC 3939	\$1,355,000	06-May-21
14 Hartigan Court Rosebud VIC 3939	\$1,282,500	28-Apr-21

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: 24 September 2021



86 Lockhart Drive Rosebud VIC 3939

3 2 4

Sold Price

\$1,370,000

Sold Date

06-Feb-21

Distance

1.14km



424A Waterfall Gully Road Rosebud VIC 3939

4 2 10

Sold Price

\$1,355,000

Sold Date

06-May-21

Distance

0.43km



14 Hartigan Court Rosebud VIC 3939

3 2 6

Sold Price

\$1,282,500

Sold Date

28-Apr-21

Distance

1.37km



266 Jetty Road Rosebud VIC 3939

3 2 2

Sold Price

\$1,300,000

Sold Date

13-Mar-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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