

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

6/419 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

\$660,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Aug 2022

to

31 Jul 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

8/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$647,000	12-May-23
12/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$690,000	16-Dec-22
10/31 MOUNT ARTHUR AVENUE ROSEBUD VIC 3939	\$685,000	01-May-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: 19 August 2023



**8/419 WATERFALL GULLY ROAD
 ROSEBUD VIC 3939**

Sold Price **\$647,000** Sold Date **12-May-23**

 2  1  1

Distance **0.03km**



**12/419 WATERFALL GULLY ROAD
 ROSEBUD VIC 3939**

Sold Price **\$690,000** Sold Date **16-Dec-22**

 2  2  2

Distance **0.08km**



**10/31 MOUNT ARTHUR AVENUE
 ROSEBUD VIC 3939**

Sold Price **\$685,000** Sold Date **01-May-23**

 3  2  2

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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