

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

16/419 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2022

to

31 Oct 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

12/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$690,000	16-Dec-22
6/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$690,000	06-Oct-23
25 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$775,000	04-Aug-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: 14 November 2023


**12/419 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**
 2  2  2

Sold Price

\$690,000

Sold Date

16-Dec-22

Distance

0.04km

**6/419 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**
 3  2  2

Sold Price

^{RS} **\$690,000**

Sold Date

06-Oct-23

Distance

0.09km

**25 SANTA ROSA CIRCUIT
ROSEBUD VIC 3939**
 3  2  2

Sold Price

\$775,000

Sold Date

04-Aug-23

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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