

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 KOORONG AVENUE 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,500

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2021

to

31 Aug 2022

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 BRAIDWOOD AVENUE ROSEBUD VIC 3939	\$875,000	05-Jul-22
97 SPRAY STREET ROSEBUD VIC 3939	\$898,888	25-Jun-22
50 LEON AVENUE ROSEBUD VIC 3939	\$804,000	06-Aug-22

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: 21 September 2022


3 BRAIDWOOD AVENUE ROSEBUD VIC 3939

Sold Price

^{RS}
\$875,000

Sold Date

05-Jul-22


Distance

0.53km

97 SPRAY STREET ROSEBUD VIC 3939

Sold Price

\$898,888

Sold Date

25-Jun-22


Distance

1km

50 LEON AVENUE ROSEBUD VIC 3939

Sold Price

^{RS}
\$804,000

Sold Date

06-Aug-22


Distance

1.64km
RS = Recent sale

UN = Undisclosed Sale

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