

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

9/431 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

\$765,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Dec 2023

to

30 Nov 2024

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 BELLA VISTA MEWS ROSEBUD VIC 3939	\$780,000	07-Aug-24
10 BELLA VISTA MEWS ROSEBUD VIC 3939	\$758,000	11-May-24
66A DUELLS ROAD ROSEBUD VIC 3939	\$790,000	15-Aug-24

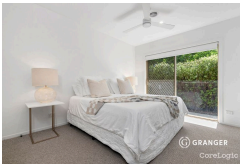
OR

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: 06 December 2024



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8 BELLA VISTA MEWS ROSEBUD VIC 3939

3 2 2

Sold Price **\$780,000** Sold Date **07-Aug-24**

Distance **0.45km**



10 BELLA VISTA MEWS ROSEBUD VIC 3939

3 2 2

Sold Price **\$758,000** Sold Date **11-May-24**

Distance **0.47km**



66A DUELLS ROAD ROSEBUD VIC 3939

3 2 2

Sold Price **\$790,000** Sold Date **15-Aug-24**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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