

## 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

2/1 THOMAS STREET ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2021

to

31 Oct 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

3/30 WARRANILLA AVENUE ROSEBUD VIC 3939	\$755,000	31-May-22
2/77 ELWERS ROAD ROSEBUD VIC 3939	\$742,500	15-Jul-22
1/14 ANNE STREET ROSEBUD VIC 3939	\$807,500	30-Sep-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 November 2022

# SHORELINE

REAL ESTATE

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**3/30 WARRANILLA AVENUE  
ROSEBUD VIC 3939**

3 2 2

Sold Price **\$755,000** Sold Date **31-May-22**

Distance **0.74km**



**2/77 ELWERS ROAD ROSEBUD VIC  
3939**

3 2 2

Sold Price **\$742,500** Sold Date **15-Jul-22**

Distance **2.03km**



**1/14 ANNE STREET ROSEBUD VIC  
3939**

3 2 2

Sold Price <sup>RS</sup> **\$807,500** Sold Date **30-Sep-22**

Distance **2.21km**



**3/59 FAIRWAY GROVE ROSEBUD  
VIC 3939**

3 2 2

Sold Price **\$755,000** Sold Date **21-May-22**

Distance **2.14km**



**78A HAYES AVENUE ROSEBUD VIC  
3939**

3 2 2

Sold Price <sup>RS</sup> **\$785,000** <sup>UN</sup> Sold Date **12-Nov-22**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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