

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

5/183 EASTBOURNE 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

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

4 PENFOLDS GROVE ROSEBUD VIC 3939	\$700,000	20-Oct-24
6 JARVIE CLOSE ROSEBUD VIC 3939	\$690,000	03-Aug-24
17A JETTY ROAD ROSEBUD VIC 3939	\$700,000	18-Sep-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: 19 December 2024



4 PENFOLDS GROVE ROSEBUD VIC 3939

 3  2  2

Sold Price ^{RS} **\$700,000** Sold Date **20-Oct-24**

Distance **1.01km**



6 JARVIE CLOSE ROSEBUD VIC 3939

 3  2  2

Sold Price **\$690,000** Sold Date **03-Aug-24**

Distance **1km**



17A JETTY ROAD ROSEBUD VIC 3939

 3  3  2

Sold Price **\$700,000** Sold Date **18-Sep-24**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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