

## 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

3 ELLASWOOD MEWS ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,125

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2021

to

31 Mar 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

15 CRESTWOOD DRIVE ROSEBUD VIC 3939	\$1,300,000	12-Feb-22
4 ELLASWOOD MEWS ROSEBUD VIC 3939	\$1,335,000	30-Jan-22
51 WALLABY DRIVE ROSEBUD VIC 3939	\$1,200,000	28-Feb-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 April 2022

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**15 CRESTWOOD DRIVE ROSEBUD  
VIC 3939**

6   2   3

Sold Price

**\$1,300,000**

Sold Date

**12-Feb-22**

Distance

**0.07km****4 ELLASWOOD MEWS ROSEBUD  
VIC 3939**

5   2   3

Sold Price

<sup>RS</sup> **\$1,335,000**

Sold Date

**30-Jan-22**

Distance

**0.05km****51 WALLABY DRIVE ROSEBUD VIC  
3939**

4   2   2

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**28-Feb-22**

Distance

**0.3km****RS** = Recent sale**UN** = Undisclosed Sale

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