

## 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

35 SEABROOK AVENUE 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

\$1,175,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2023

to

29 Feb 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 LOVELY MEADOWS COURT ROSEBUD VIC 3939	\$1,201,000	16-Jan-24
30-32 GOOLGOWIE STREET ROSEBUD VIC 3939	\$1,142,000	09-Mar-24
27 CARRATHOOL AVENUE ROSEBUD VIC 3939	\$1,090,000	30-Nov-23

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: 25 March 2024



8 LOVELY MEADOWS COURT

ROSEBUD VIC 3939

5

3

2

Sold Price

\$1,201,000<sup>UN</sup>

Sold Date

16-Jan-24

Distance

0.77km



30-32 GOOLGOWIE STREET

ROSEBUD VIC 3939

4

3

2

Sold Price

<sup>RS</sup>\$1,142,000

Sold Date

09-Mar-24

Distance

0.53km



27 CARRATHOOL AVENUE

ROSEBUD VIC 3939

4

2

2

Sold Price

\$1,090,000

Sold Date

30-Nov-23

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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