

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

13 WARRAIN AVENUE 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2022

to

31 Aug 2023

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

7 AVALON DRIVE ROSEBUD VIC 3939	\$780,000	09-Sep-23
237 JETTY ROAD ROSEBUD VIC 3939	\$825,000	02-Sep-23
359 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$801,000	24-Jun-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: 21 September 2023



7 AVALON DRIVE ROSEBUD VIC 3939

 4  1  2

Sold Price

^{RS} **\$780,000** Sold Date **09-Sep-23**

Distance **0.13km**



237 JETTY ROAD ROSEBUD VIC 3939

 3  2  6

Sold Price

^{RS} **\$825,000** Sold Date **02-Sep-23**

Distance **1.93km**



359 WATERFALL GULLY ROAD ROSEBUD VIC 3939

 3  2  2

Sold Price

^{RS} **\$801,000** Sold Date **24-Jun-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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