

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 PEARSON COURT 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2024

to

31 Mar 2025

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

29 DENHOLM STREET ROSEBUD VIC 3939	\$657,000	16-Nov-24
10 LYNDON DRIVE ROSEBUD VIC 3939	\$701,500	27-Jan-25
2 BIRKLEY COURT ROSEBUD VIC 3939	\$696,000	03-Mar-25

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: 07 April 2025



29 DENHOLM STREET ROSEBUD VIC 3939

Sold Price

\$657,000

Sold Date

16-Nov-24

3

1

2

Distance

0.19km



10 LYNDON DRIVE ROSEBUD VIC 3939

Sold Price

^{RS}\$701,500

Sold Date

27-Jan-25

3

1

4

Distance

0.22km



2 BIRKLEY COURT ROSEBUD VIC 3939

Sold Price

^{RS}\$696,000

Sold Date

03-Mar-25

3

1

1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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