

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

21 GOOLGOWIE STREET 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2024

to

31 Jan 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

10 NULLAWARRE AVENUE ROSEBUD VIC 3939	\$1,080,000	14-Oct-24
357 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$850,000	21-Aug-24
16 GOOLGOWIE STREET ROSEBUD VIC 3939	\$1,090,000	23-Jan-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: 12 February 2025

Sales Admin967
 P 5986 3000
 M 0448 863 000
 E sales@flynnandco.com.au



**10 NULLAWARRE AVENUE
ROSEBUD VIC 3939**

 4  2  2

Sold Price **\$1,080,000** Sold Date **14-Oct-24**

Distance **0.16km**



**357 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

 4  2  4

Sold Price **\$850,000** Sold Date **21-Aug-24**

Distance **0.27km**



**16 GOOLGOWIE STREET ROSEBUD
VIC 3939**

 5  3  2

Sold Price ^{RS} **\$1,090,000** Sold Date **23-Jan-25**

Distance **0.11km**

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

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