

## 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 Parkedge Circuit 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

\$970,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 33 Hazeldene Way Rosebud VIC 3939      | \$1,000,000 | 07-Oct-21 |
| 45 Parkedge Circuit Rosebud VIC 3939   | \$1,070,000 | 01-Oct-21 |
| 4 Blackberry Crescent Rosebud VIC 3939 | \$1,225,000 | 04-Sep-21 |

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: 27 October 2021

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### 33 Hazeldene Way Rosebud VIC 3939

3
 2
 2

Sold Price

RS

\$1,000,000

Sold Date

07-Oct-21

Distance

0.81km



### 45 Parkedge Circuit Rosebud VIC 3939

3
 2
 2

Sold Price

RS

\$1,070,000

Sold Date

01-Oct-21

Distance

0.55km



### 4 Blackberry Crescent Rosebud VIC 3939

4
 2
 2

Sold Price

RS

\$1,225,000

Sold Date

04-Sep-21

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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