

## 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

22 ELWERS ROAD 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

or range  
between

\$990,000

&

\$1,080,000

### 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

13 SUNNINGDALE ROAD ROSEBUD VIC 3939	\$1,050,000	24-Nov-24
15 TUDOR ROAD ROSEBUD VIC 3939	\$1,075,000	21-Feb-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: 28 February 2025



13 SUNNINGDALE ROAD ROSEBUD VIC 3939

Sold Price

\$1,050,000

Sold Date

24-Nov-24

4

2

2

Distance

1.04km



15 TUDOR ROAD ROSEBUD VIC 3939

Sold Price

<sup>RS</sup>\$1,075,000

Sold Date

21-Feb-25

4

2

2

Distance

1.98km

RS = Recent sale      UN = Undisclosed Sale

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