

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

23 WINDELLA 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Rosebud

Period-from

01 Dec 2023

to

30 Nov 2024

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

116 SECOND AVENUE ROSEBUD VIC 3939	\$733,000	05-Oct-24
1/1 MOORFIELD AVENUE ROSEBUD VIC 3939	\$745,000	26-Sep-24
12 ASHENDEN SQUARE ROSEBUD VIC 3939	\$780,000	30-Aug-24

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: 13 December 2024

SHORELINE

REAL ESTATE

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**116 SECOND AVENUE ROSEBUD
VIC 3939**

Sold Price

\$733,000

Sold Date

05-Oct-24

 3  2  1

Distance

0.23km



**1/1 MOORFIELD AVENUE ROSEBUD
VIC 3939**

Sold Price

^{RS} **\$745,000**

Sold Date

26-Sep-24

 3  2  2

Distance

0.46km



**12 ASHENDEN SQUARE ROSEBUD
VIC 3939**

Sold Price

\$780,000

Sold Date

30-Aug-24

 3  2  2

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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