

## 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

31 ASHENDEN SQUARE 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

\$665,000

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

8 RONLYN STREET CAPEL SOUND VIC 3940	\$635,000	25-Sep-24
119 ROSEBUD PARADE ROSEBUD VIC 3939	\$625,000	24-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: 17 February 2025



8 RONLYN STREET CAPEL SOUND VIC 3940

Sold Price

\$635,000

Sold Date

25-Sep-24

2

1

1

Distance

0.99km

119 ROSEBUD PARADE ROSEBUD VIC 3939

Sold Price

\$625,000

Sold Date

24-Aug-24

2

1

-

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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