

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

4/15 CAIRNS 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

\$655,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2023

to

31 Aug 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

1/22 CHATFIELD AVENUE CAPEL SOUND VIC 3940	\$670,000	31-Aug-24
278 EASTBOURNE ROAD ROSEBUD VIC 3939	\$655,000	26-Apr-24
6 JARVIE CLOSE ROSEBUD VIC 3939	\$690,000	16-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: 25 September 2024



1/22 CHATFIELD AVENUE CAPEL SOUND VIC 3940

3 2 1

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **31-Aug-24**

Distance **0.86km**



278 EASTBOURNE ROAD ROSEBUD VIC 3939

3 2 1

Sold Price **\$655,000** Sold Date **26-Apr-24**

Distance **1.05km**



6 JARVIE CLOSE ROSEBUD VIC 3939

3 2 2

Sold Price ^{RS} **\$690,000** Sold Date **16-Aug-24**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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