### 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 Wakool Avenue, Rosebud Vic 3939

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	reen \$1,190,000		&		\$1,290,000			
Median sale price								
Median price	\$760,000	Pro	Property Type Hou		ise		Suburb	Rosebud
Period - From	01/07/2024	to	30/06/2025		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	54 Wallaby Dr ROSEBUD 3939	\$1,230,000	29/04/2025
2	16 Peninsula Sands Blvd ROSEBUD 3939	\$1,205,000	22/03/2025
3	56 Parkedge Cirt ROSEBUD 3939	\$1,280,000	05/03/2025

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 six months.

This Statement of Information was prepared on:

10/07/2025 11:49



## WHIJEFOX

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Property Type: House Land Size: 842 sqm approx Agent Comments Indicative Selling Price \$1,190,000 - \$1,290,000 Median House Price Year ending June 2025: \$760,000

# **Comparable Properties**

54 Wallaby Dr ROSEBUD 3939 (REI) 4 2 2 2 Price: \$1,230,000 Method: Private Sale Date: 29/04/2025 Property Type: House Land Size: 938 sqm approx	Agent Comments
16 Peninsula Sands Blvd ROSEBUD 3939 (REI/VG) 4 2 3 Price: \$1,205,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 791 sqm approx	Agent Comments
56 Parkedge Cirt ROSEBUD 3939 (REI/VG) 4 2 2 2 Price: \$1,280,000 Method: Private Sale Date: 05/03/2025 Property Type: House Land Size: 800 sqm approx	Agent Comments

#### Account - Whitefox Real Estate | P: 96459699



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