

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

40 ANNE STREET 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2024

to

31 Mar 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

29 LEURA CRESCENT ROSEBUD VIC 3939	\$721,000	09-Nov-24
33 SYLVAN DRIVE ROSEBUD VIC 3939	\$660,000	13-Nov-24
2 BIRKLEY COURT ROSEBUD VIC 3939	\$696,000	03-Mar-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: 16 April 2025

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**29 LEURA CRESCENT ROSEBUD
VIC 3939**

 3  1  2

Sold Price

\$721,000

Sold Date **09-Nov-24**

Distance

0.41km



**33 SYLVAN DRIVE ROSEBUD VIC
3939**

 4  1  1

Sold Price

\$660,000

Sold Date **13-Nov-24**

Distance

0.65km



**2 BIRKLEY COURT ROSEBUD VIC
3939**

 3  1  1

Sold Price

^{RS} **\$696,000**

Sold Date **03-Mar-25**

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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