

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

5/12 VICKIE COURT 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Nov 2023

to

31 Oct 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

4/12 VICKIE COURT ROSEBUD VIC 3939	\$636,500	17-Oct-23
2/12 VICKIE COURT ROSEBUD VIC 3939	\$560,000	06-Apr-24
1/48 KENNINGTON ROAD ROSEBUD VIC 3939	\$647,500	05-Apr-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 November 2024

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4/12 VICKIE COURT ROSEBUD VIC 3939

Sold Price

\$636,500

Sold Date

17-Oct-23

 2

 1

 1

Distance

0.02km



2/12 VICKIE COURT ROSEBUD VIC 3939

Sold Price

\$560,000

Sold Date

06-Apr-24

 2

 1

 1

Distance

0.05km



1/48 KENNINGTON ROAD ROSEBUD VIC 3939

Sold Price

\$647,500

Sold Date

05-Apr-24

 2

 1

 1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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