

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 PHILLIP 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

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2023

to

30 Sep 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

3 MOUNT VIEW ROAD ROSEBUD VIC 3939	\$865,000	12-Jul-24
35 ANNE STREET ROSEBUD VIC 3939	\$820,000	02-Aug-24
11 OCEAN STREET ROSEBUD VIC 3939	\$809,000	07-Oct-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.~~

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3 MOUNT VIEW ROAD ROSEBUD VIC 3939 Sold Price **\$865,000** Sold Date **12-Jul-24**
Distance **0.62km**

3 2 3



35 ANNE STREET ROSEBUD VIC 3939 Sold Price ^{RS} **\$820,000** Sold Date **02-Aug-24**
Distance **2.39km**

3 2 2



11 OCEAN STREET ROSEBUD VIC 3939 Sold Price ^{RS} **\$809,000** ^{UN} Sold Date **07-Oct-24**
Distance **1.26km**

3 2 2

RS = Recent sale **UN** = Undisclosed Sale

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