

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

72 MURRAY-ANDERSON ROAD 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/22 POTTON AVENUE ROSEBUD VIC 3939	\$580,000	07-Oct-23
44 FOAM STREET ROSEBUD VIC 3939	\$660,000	16-Oct-23
153 SEVENTH AVENUE ROSEBUD VIC 3939	\$632,500	22-Sep-23

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 November 2023



2/22 POTTON AVENUE ROSEBUD VIC 3939

Sold Price

^{RS} \$580,000

Sold Date

07-Oct-23

3 1 2

Distance

0.17km



44 FOAM STREET ROSEBUD VIC 3939

Sold Price

^{RS} \$660,000 ^{UN}

Sold Date

16-Oct-23

3 2 3

Distance

0.3km



153 SEVENTH AVENUE ROSEBUD VIC 3939

Sold Price

\$632,500

Sold Date

22-Sep-23

3 1 1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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