

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

8 DUNSTONE DRIVE 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

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2023

to

31 Jan 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

7 MERILYN WAY ROSEBUD VIC 3939	\$725,000	08-Nov-23
40 BESGROVE STREET ROSEBUD VIC 3939	\$780,000	20-Aug-23
41 DEIGHTON DRIVE ROSEBUD VIC 3939	\$745,000	17-Aug-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: 13 February 2024



7 MERILYN WAY ROSEBUD VIC 3939

Sold Price **\$725,000** Sold Date **08-Nov-23**

3 2 2

Distance **0.07km**



40 BESGROVE STREET ROSEBUD VIC 3939

Sold Price **\$780,000** Sold Date **20-Aug-23**

4 2 1

Distance **0.15km**



41 DEIGHTON DRIVE ROSEBUD VIC 3939

Sold Price **\$745,000** Sold Date **17-Aug-23**

3 1 2

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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