

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 SPENSLEY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

Suburb

Rosebud

Period-from

01 Jan 2023

to

31 Dec 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

1 CLOVELLY AVENUE ROSEBUD VIC 3939	\$760,000	28-Oct-23
71 LEON AVENUE ROSEBUD VIC 3939	\$755,000	22-Nov-23
143 ROSEBUD PARADE ROSEBUD VIC 3939	\$710,000	27-Jan-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: 30 January 2024



1 CLOVELLY AVENUE ROSEBUD VIC 3939

3

1

1

Sold Price

\$760,000

Sold Date

28-Oct-23

Distance

0.64km



71 LEON AVENUE ROSEBUD VIC 3939

3

1

1

Sold Price

^{RS}**\$755,000**

Sold Date

22-Nov-23

Distance

1.12km



143 ROSEBUD PARADE ROSEBUD VIC 3939

3

1

2

Sold Price

^{RS}**\$710,000**

Sold Date

27-Jan-24

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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