

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

1 Manna Gum Court, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

Rosebud

Period - From

16/01/2023

to

15/01/2024

Source

REIV

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 six 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	5 Manna Gum Ct ROSEBUD 3939	\$2,100,000	25/09/2023
2			
3			

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 six months.

This Statement of Information was prepared on:

16/01/2024 10:40



 5  3  7

Property Type: House
Land Size: 2402 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
16/01/2023 - 15/01/2024: \$780,000

Comparable Properties



5 Manna Gum Ct ROSEBUD 3939 (REI)

Agent Comments

 4  3  8

Price: \$2,100,000
Method: Private Sale
Date: 25/09/2023
Property Type: House
Land Size: 3001 sqm approx

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 six months.