

STATEMENT OF INFORMATION

11 OCEAN STREET, ROSEBUD, VIC 3939

PREPARED BY AMANDA KAYE, WOODARDS PENINSULA, PHONE: 0408 888 607

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 OCEAN STREET, ROSEBUD, VIC 3939

 3  2  2

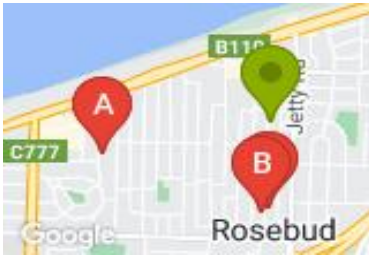
Indicative Selling Price

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

Price Range: **\$790,000 to \$840,000**

Provided by: Amanda Kaye, Woodards Peninsula

MEDIAN SALE PRICE



ROSEBUD, VIC, 3939

Suburb Median Sale Price (House)

\$768,750

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



25 THOMAS ST, ROSEBUD, VIC 3939

 3  1  1

Sale Price

***\$842,000**

Sale Date: 20/04/2024

Distance from Property: 1.1km



96 OCEAN ST, ROSEBUD, VIC 3939

 3  2  2

Sale Price

***\$828,000**

Sale Date: 24/12/2023

Distance from Property: 654m



89 OCEAN ST, ROSEBUD, VIC 3939

 3  2  2

Sale Price

***\$665,000**

Sale Date: 10/03/2024

Distance from Property: 606m



This report has been compiled on 12/05/2024 by Woodards Peninsula. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 OCEAN STREET, ROSEBUD, VIC 3939

Indicative selling price

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

Price Range:

\$790,000 to \$840,000

Median sale price

Median price

\$768,750

Property type

House

Suburb

ROSEBUD

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

Comparable property sales

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

25 THOMAS ST, ROSEBUD, VIC 3939	*\$842,000	20/04/2024
96 OCEAN ST, ROSEBUD, VIC 3939	*\$828,000	24/12/2023
89 OCEAN ST, ROSEBUD, VIC 3939	*\$665,000	10/03/2024

This Statement of Information was prepared on:

12/05/2024