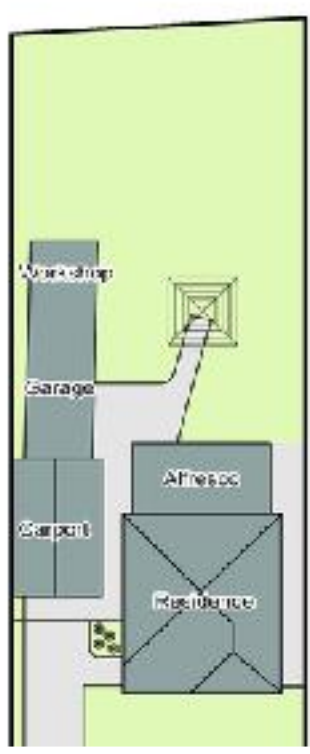




Residence:  
77 m<sup>2</sup> approx.  
Alfresco:  
17 m<sup>2</sup> approx.  
Garage/Workshop/  
Carport:  
72 m<sup>2</sup> approx.  
Land:  
765 m<sup>2</sup> approx.



-  360m to beach
-  600m to Rosebud Central Shopping
-  500m to Rosebud Primary School

## STATEMENT OF INFORMATION

15 PATERSON STREET, ROSEBUD, VIC 3939

PREPARED BY TERRY BURGOYNE, BARRY PLANT DROMANA, PHONE: 0404842771

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are for illustrative purposes. Produced by Open2View.com

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 PATERSON STREET, ROSEBUD, VIC**

2 1 3

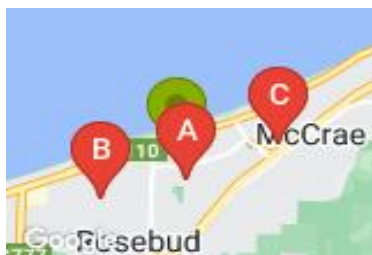
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **null**

Provided by: Terry Burgoyne, Barry Plant Dromana

## MEDIAN SALE PRICE



**ROSEBUD, VIC, 3939**

Suburb Median Sale Price (House)

**\$780,000**

01 October 2022 to 30 September 2023

Provided by: pricefinder

## 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.



**10 MARK ST, ROSEBUD, VIC 3939**

3 2 1

Sale Price

**\$992,111**

Sale Date: 21/09/2023

Distance from Property: 393m



**84 SEVENTH AVE, ROSEBUD, VIC 3939**

4 2 2

Sale Price

**\$1,150,000**

Sale Date: 15/07/2023

Distance from Property: 1.2km



**34 FOOTHILLS AVE, MCCRAE, VIC 3938**

3 2 2

Sale Price

**\$1,150,000**

Sale Date: 09/06/2023

Distance from Property: 1.3km



This report has been compiled on 01/12/2023 by Barry Plant Dromana. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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](https://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

15 PATERSON STREET, ROSEBUD, VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price  Property type  Suburb

Period  Source

### 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
10 MARK ST, ROSEBUD, VIC 3939	\$992,111	21/09/2023
84 SEVENTH AVE, ROSEBUD, VIC 3939	\$1,150,000	15/07/2023
34 FOOTHILLS AVE, MCCRAE, VIC 3938	\$1,150,000	09/06/2023

This Statement of Information was prepared on:

01/12/2023