

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

19 Mccombe Street, Rosebud Vic 3939

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$770,000 Property Type House Suburb Rosebud

Period - From 01/04/2023 to 31/03/2024 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	3-5 Baroda St ROSEBUD 3939	\$1,420,000	03/05/2024
2	5 Burdett St TOOTGAROOK 3941	\$1,340,000	25/01/2024
3	30 Wattle Rd MCCRAE 3938	\$1,300,000	28/03/2024

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:

28/06/2024 12:55



 3  - 

Property Type: House (Res)

Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2024: \$770,000

www.rpdata.com

Comparable Properties



3-5 Baroda St ROSEBUD 3939 (REI)

Agent Comments

 3  2  2

Price: \$1,420,000

Method: Private Sale

Date: 03/05/2024

Property Type: House

Land Size: 1208 sqm approx



5 Burdett St TOOTGAROOK 3941 (REI/VG)

Agent Comments

 4  2  5

Price: \$1,340,000

Method: Private Sale

Date: 25/01/2024

Property Type: House (Res)

Land Size: 833 sqm approx



30 Wattle Rd MCCRAE 3938 (REI)

Agent Comments

 4  3  2

Price: \$1,300,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 656 sqm approx

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