

## 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

2/14 ANNE STREET ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Mar 2023

to

29 Feb 2024

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

19 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$750,000	16-Nov-23
3/5 HAYES AVENUE ROSEBUD VIC 3939	\$825,000	28-Jan-24
27 OAKWOOD COURT ROSEBUD VIC 3939	\$842,500	28-Feb-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: 22 March 2024



**19 SANTA ROSA CIRCUIT  
ROSEBUD VIC 3939**

3 2 2

Sold Price **\$750,000** Sold Date **16-Nov-23**

Distance **0.43km**



**3/5 HAYES AVENUE ROSEBUD VIC  
3939**

3 2 2

Sold Price <sup>RS</sup> **\$825,000** Sold Date **28-Jan-24**

Distance **1.42km**



**27 OAKWOOD COURT ROSEBUD  
VIC 3939**

3 2 2

Sold Price <sup>RS</sup> **\$842,500** Sold Date **28-Feb-24**

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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