

## 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

20 BANKSIA PLACE 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

or range  
between

\$830,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2023

to

31 Jan 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

96 OCEAN STREET ROSEBUD VIC 3939	\$828,000	24-Dec-23
49 OCEAN STREET ROSEBUD VIC 3939	\$717,000	01-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: 26 February 2024

**96 OCEAN STREET ROSEBUD VIC  
3939**

Sold Price

**\$828,000**Sold Date **24-Dec-23**

3 2 2

Distance **0.61km****49 OCEAN STREET ROSEBUD VIC  
3939**

Sold Price

<sup>RS</sup>**\$717,000**Sold Date **01-Feb-24**

3 2 1

Distance **0.78km****RS** = Recent sale**UN** = Undisclosed Sale

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