

## 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 HERMAN 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

\$1,295,000

or range  
between

&

### 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

8 LOVELY MEADOWS COURT ROSEBUD VIC 3939	\$1,201,000	16-Jan-24
21 HAZELDENE WAY ROSEBUD VIC 3939	\$1,150,000	13-Nov-23
1 AVALON DRIVE ROSEBUD VIC 3939	\$1,251,000	26-Aug-23

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: 13 February 2024



**8 LOVELY MEADOWS COURT  
ROSEBUD VIC 3939**

 5  3  2

Sold Price <sup>RS</sup> **\$1,201,000** <sup>UN</sup> Sold Date **16-Jan-24**

Distance **1.03km**



**21 HAZELDENE WAY ROSEBUD  
VIC 3939**

 4  2  2

Sold Price <sup>RS</sup> **\$1,150,000** <sup>UN</sup> Sold Date **13-Nov-23**

Distance **2.2km**



**1 AVALON DRIVE ROSEBUD VIC  
3939**

 4  2  4

Sold Price **\$1,251,000** Sold Date **26-Aug-23**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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