

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

3/6 POTTON AVENUE ROSEBUD VIC 3939

Indicative selling price

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

Single Price

\$975,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Rosebud

Period-from

01 May 2023

to

30 Apr 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

2/24 CLOVELLY AVENUE ROSEBUD VIC 3939	\$1,040,000	24-May-23
31 MURRAY-ANDERSON ROAD ROSEBUD VIC 3939	\$988,000	14-Nov-23
1/6 POTTON AVENUE ROSEBUD VIC 3939	\$990,000	12-Apr-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: 20 May 2024

SHORELINE

REAL ESTATE

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**2/24 CLOVELLY AVENUE
ROSEBUD VIC 3939**

4 2 2

Sold Price **\$1,040,000** Sold Date **24-May-23**

Distance **0.33km**



**31 MURRAY-ANDERSON ROAD
ROSEBUD VIC 3939**

3 2 2

Sold Price **\$988,000** Sold Date **14-Nov-23**

Distance **0.43km**



**6 POTTON AVENUE ROSEBUD VIC
3939**

4 2 2

Sold Price **\$990,000** Sold Date **12-Apr-22**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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