

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 MESSMATE PLACE 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

\$1,795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

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

5 MANNA GUM COURT ROSEBUD VIC 3939	\$2,100,000	25-Sep-23
14 BLACKBERRY CRESCENT ROSEBUD VIC 3939	\$1,675,000	11-Aug-23
77 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939	\$1,460,000	17-May-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: 12 March 2024



5 MANNA GUM COURT ROSEBUD VIC 3939

4 3 8

Sold Price

^{RS} **\$2,100,000**

Sold Date

25-Sep-23

Distance

0.16km



14 BLACKBERRY CRESCENT ROSEBUD VIC 3939

4 2 2

Sold Price

\$1,675,000

Sold Date

11-Aug-23

Distance

1.02km



77 PENINSULA SANDS BOULEVARD ROSEBUD VIC 3939

4 2 2

Sold Price

\$1,460,000

Sold Date

17-May-23

Distance

1.17km



11 MESSMATE PLACE ROSEBUD VIC 3939

4 2 6

Sold Price

\$1,750,000

Sold Date

04-Feb-23

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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