

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

37 Dunstone Drive, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000 & \$764,500

Median sale price

Median price \$780,000 Property Type House Suburb Rosebud

Period - From 01/11/2022 to 31/10/2023 Source REIV

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 six 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
1	10 Harverson Dr ROSEBUD 3939	\$780,000	03/07/2023
2	87 Jetty Rd ROSEBUD 3939	\$780,000	07/08/2023
3	55 Eighth Av ROSEBUD 3939	\$775,000	11/10/2023

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 six months.~~

This Statement of Information was prepared on: 01/11/2023 14:37



4 1 2

Rooms: 5
Property Type: House
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$764,500
Median House Price
01/11/2022 - 31/10/2023: \$780,000

Comparable Properties



10 Harverson Dr ROSEBUD 3939 (REI)

Agent Comments

3 1 2

Price: \$780,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 710 sqm approx



87 Jetty Rd ROSEBUD 3939 (REI)

Agent Comments

3 2 2

Price: \$780,000
Method: Private Sale
Date: 07/08/2023
Property Type: House
Land Size: 476 sqm approx



55 Eighth Av ROSEBUD 3939 (REI)

Agent Comments

3 2 2

Price: \$775,000
Method: Sold Before Auction
Date: 11/10/2023
Property Type: House (Res)
Land Size: 386 sqm approx

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