

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

4/17 BASS 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 JARVIE CLOSE ROSEBUD VIC 3939	\$710,000	18-Jul-23
10/31 MOUNT ARTHUR AVENUE ROSEBUD VIC 3939	\$685,000	01-May-23
7/44 ROSEMORE ROAD ROSEBUD VIC 3939	\$661,000	03-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: 04 October 2023



4 JARVIE CLOSE ROSEBUD VIC 3939

 3  2  2

Sold Price **\$710,000** Sold Date **18-Jul-23**

Distance **0.35km**



10/31 MOUNT ARTHUR AVENUE ROSEBUD VIC 3939

 3  2  2

Sold Price **\$685,000** Sold Date **01-May-23**

Distance **1.46km**



7/44 ROSEMORE ROAD ROSEBUD VIC 3939

 3  1  2

Sold Price **\$661,000** Sold Date **03-Aug-23**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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