

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

4/40 ROSEMORE ROAD 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|---------------------------------------|-----------|-----------|
| 6/72 JETTY ROAD ROSEBUD VIC 3939 | \$595,000 | 08-Mar-24 |
| 2/12 VICKIE COURT ROSEBUD VIC 3939 | \$590,000 | 18-Apr-24 |
| 1/95 EASTBOURNE ROAD ROSEBUD VIC 3939 | \$565,000 | 17-May-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: 01 July 2024

SHORELINE

REAL ESTATE

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6/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price **\$595,000** Sold Date **08-Mar-24**

2 1 1

Distance **0.79km**



2/12 VICKIE COURT ROSEBUD VIC 3939

Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **18-Apr-24**

2 1 1

Distance **0.87km**



1/95 EASTBOURNE ROAD ROSEBUD VIC 3939

Sold Price **\$565,000** Sold Date **17-May-24**

2 1 1

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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