

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 Dalgleish Avenue, Rosebud Vic 3939

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$785,000

Property Type House

Suburb Rosebud

Period - From 01/10/2022

to 30/09/2023

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	84 Seventh Av ROSEBUD 3939	\$1,150,000	15/07/2023
2	36 Sandpiper Ct CAPEL SOUND 3940	\$1,000,000	27/07/2023
3	35 Foam St ROSEBUD 3939	\$950,000	06/11/2023

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:

18/12/2023 14:30



4 2 1

Property Type: Development Site (Res)

Land Size: 376 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2023: \$785,000

Comparable Properties



84 Seventh Av ROSEBUD 3939 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 776 sqm approx



36 Sandpiper Ct CAPEL SOUND 3940 (VG)

[Agent Comments](#)

4 - -

Price: \$1,000,000

Method: Sale

Date: 27/07/2023

Property Type: House (Res)

Land Size: 794 sqm approx



35 Foam St ROSEBUD 3939 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$950,000

Method: Sold Before Auction

Date: 06/11/2023

Property Type: House

Land Size: 529 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522