

## 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

40 PARKMORE ROAD ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2023

to

31 May 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

8 PHILLIP STREET ROSEBUD VIC 3939	\$2,200,000	17-Apr-24
1/21 PARKMORE ROAD ROSEBUD VIC 3939	\$1,850,000	03-Feb-24
2/21 PARKMORE ROAD ROSEBUD VIC 3939	\$1,750,000	04-Feb-24

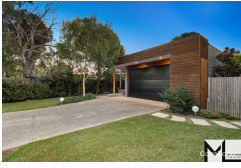
OR

**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: 06 June 2024



**GRANGER**  
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**8 PHILLIP STREET ROSEBUD VIC 3939**

Sold Price <sup>RS</sup> **\$2,200,000** Sold Date **17-Apr-24**

3 2 2

Distance **0.09km**



**1/21 PARKMORE ROAD ROSEBUD VIC 3939**

Sold Price **\$1,850,000** Sold Date **03-Feb-24**

4 2 2

Distance **0.17km**



**2/21 PARKMORE ROAD ROSEBUD VIC 3939**

Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **04-Feb-24**

4 2 2

Distance **0.18km**

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

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