

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

406 WATERFALL GULLY 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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Rosebud

Period-from

01 Apr 2023

to

31 Mar 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

2 MONTY COURT ROSEBUD VIC 3939	\$980,000	17-Jan-24
38 SHERWOOD AVENUE ROSEBUD VIC 3939	\$975,000	28-Feb-24
41 BILBUL AVENUE ROSEBUD VIC 3939	\$931,600	11-Nov-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.~~

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2 MONTY COURT ROSEBUD VIC 3939

Sold Price ^{RS} **\$980,000** ^{UN} Sold Date **17-Jan-24**

3 2 3

Distance **0.7km**



38 SHERWOOD AVENUE ROSEBUD VIC 3939

Sold Price **\$975,000** Sold Date **28-Feb-24**

4 2 3

Distance **0.68km**



41 BILBUL AVENUE ROSEBUD VIC 3939

Sold Price **\$931,600** Sold Date **11-Nov-23**

3 1 4

Distance **0.8km**

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

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