

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

5/3 BANKSIA PLACE 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

\$555,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

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

3/164 SIXTH AVENUE ROSEBUD VIC 3939	\$570,000	19-Sep-23
3/99 EASTBOURNE ROAD ROSEBUD VIC 3939	\$585,000	22-Feb-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: 13 June 2024



**3/164 SIXTH AVENUE ROSEBUD
VIC 3939**

2 1 1

Sold Price **\$570,000** Sold Date **19-Sep-23**

Distance **0.02km**



**3/99 EASTBOURNE ROAD
ROSEBUD VIC 3939**

2 2 1

Sold Price **\$585,000** Sold Date **22-Feb-24**

Distance **0.74km**



**1/95 EASTBOURNE ROAD
ROSEBUD VIC 3939**

2 1 1

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

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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