

## 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

5/71 HOVE 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

\$690,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/17 BASS AVENUE ROSEBUD VIC 3939	\$675,000	06-Dec-23
19 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$750,000	24-Nov-23
4 ACACIA LANE ROSEBUD VIC 3939	\$670,000	13-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.~~

This Statement of Information was prepared on: 10 January 2024

**4/17 BASS AVENUE ROSEBUD VIC 3939**

Sold Price

RS

**\$675,000**

Sold Date

**06-Dec-23**

3 2 2

Distance

**0.48km****19 SANTA ROSA CIRCUIT ROSEBUD VIC 3939**

Sold Price

RS

**\$750,000**

Sold Date

**24-Nov-23**

3 2 2

Distance

**0.76km****4 ACACIA LANE ROSEBUD VIC 3939**

Sold Price

**\$670,000**

Sold Date

**13-Nov-23**

3 2 2

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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