

## 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

64 KENNINGTON 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

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

72 MURRAY-ANDERSON ROAD ROSEBUD VIC 3939	\$600,000	09-Dec-23
1/51 POTTON AVENUE ROSEBUD VIC 3939	\$625,000	09-Dec-23
4A GIPPS STREET ROSEBUD VIC 3939	\$612,000	28-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: 11 January 2024

**72 MURRAY-ANDERSON ROAD  
ROSEBUD VIC 3939**

3 1 2

Sold Price

<sup>RS</sup> **\$600,000** Sold Date **09-Dec-23**Distance **0.42km****1/51 POTTON AVENUE ROSEBUD  
VIC 3939**

3 2 2

Sold Price

<sup>RS</sup> **\$625,000** Sold Date **09-Dec-23**Distance **0.48km****4A GIPPS STREET ROSEBUD VIC  
3939**

3 1 1

Sold Price

<sup>RS</sup> **\$612,000** Sold Date **28-Nov-23**Distance **0.8km****RS** = Recent sale**UN** = Undisclosed Sale

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