

## 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

7 BELLA VISTA MEWS 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

\$790,000

&

\$860,000

### 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

8 BELLA VISTA MEWS ROSEBUD VIC 3939	\$840,000	31-Oct-23
1 SEAVIEW CLOSE ROSEBUD VIC 3939	\$900,000	08-Oct-23
25 SANTA ROSA CIRCUIT ROSEBUD VIC 3939	\$775,000	04-Aug-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



### 8 BELLA VISTA MEWS ROSEBUD VIC 3939

3 2 2

Sold Price

<sup>RS</sup> \$840,000

Sold Date

31-Oct-23

Distance

0.02km



### 1 SEAVIEW CLOSE ROSEBUD VIC 3939

4 2 5

Sold Price

\$900,000

Sold Date

08-Oct-23

Distance

0.27km



### 25 SANTA ROSA CIRCUIT ROSEBUD VIC 3939

3 2 2

Sold Price

\$775,000

Sold Date

04-Aug-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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