

# 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 73 Old Cape Schanck 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)

Range between \$770,000 & \$830,000

### Median sale price

Median price \$770,000 Property Type House Suburb Rosebud

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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
1	24 Leisure Way.S ROSEBUD 3939	\$747,500	14/05/2024
2	38 Flinders Av ROSEBUD 3939	\$742,500	02/02/2024
3	12 Devon Ct ROSEBUD 3939	\$735,000	27/04/2024

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 six months.~~

This Statement of Information was prepared on: 18/06/2024 12:19



 3  1  4

**Property Type:** House  
**Land Size:** 763 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$830,000  
**Median House Price**  
Year ending March 2024: \$770,000

## Comparable Properties



**24 Leisure Way.S ROSEBUD 3939 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$747,500  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** House  
**Land Size:** 780 sqm approx



**38 Flinders Av ROSEBUD 3939 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$742,500  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** House



**12 Devon Ct ROSEBUD 3939 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 887 sqm approx

**Account - Jellis Craig** | P: 03 5984 0999 | F: 03 5984 0522