

## 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

8 SPENSLEY STREET 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

\$750,000

&

\$825,000

### 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

1 CLOVELLY AVENUE ROSEBUD VIC 3939	\$760,000	28-Oct-23
71 LEON AVENUE ROSEBUD VIC 3939	\$755,000	22-Nov-23
143 ROSEBUD PARADE ROSEBUD VIC 3939	\$710,000	27-Jan-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: 30 January 2024


**1 CLOVELLY AVENUE ROSEBUD  
VIC 3939**

3 1 1

Sold Price

**\$760,000**

Sold Date

**28-Oct-23**

Distance

**0.64km**

**71 LEON AVENUE ROSEBUD VIC  
3939**

3 1 1

Sold Price

<sup>RS</sup> **\$755,000**

Sold Date

**22-Nov-23**

Distance

**1.12km**

**143 ROSEBUD PARADE ROSEBUD  
VIC 3939**

3 1 2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**27-Jan-24**

Distance

**1.53km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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