

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

4/12 VICKIE COURT ROSEBUD VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2022

to

31 Aug 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

8/4 ROSEMORE ROAD ROSEBUD VIC 3939	\$630,000	25-Mar-23
8/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$647,000	12-May-23
1/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$610,000	24-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: 04 September 2023

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**8/4 ROSEMORE ROAD ROSEBUD
VIC 3939**

2 1 1

Sold Price

\$630,000

Sold Date

25-Mar-23

Distance

1.01km



**8/419 WATERFALL GULLY ROAD
ROSEBUD VIC 3939**

2 1 1

Sold Price

\$647,000

Sold Date

12-May-23

Distance

1.84km



**1/40 ROSEMORE ROAD ROSEBUD
VIC 3939**

2 1 1

Sold Price

^{RS} **\$610,000**

Sold Date

24-Aug-23

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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