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	46B WARRANILLA AVENUE 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$896,500	Property type	House	Suburb	Rosebud
Period-from	01 Jan 2022	to	31 Dec 2022	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
47 ARMSTRONG ROAD MCCRAE VIC 3938	$895,000	10-Dec-22
1/1733 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	$950,000	08-Nov-22
5/1 BRENDEL STREET CAPEL SOUND VIC 3940	$850,000	26-Nov-22

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: 06 January 2023

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47 ARMSTRONG ROAD MCCRAE VIC 3938

3 2 2

Sold Price RS $895,000 Sold Date 10-Dec-22

Distance 2.21km



1/1733 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

3 3 1

Sold Price RS $950,000 Sold Date 08-Nov-22

Distance 2.29km



5/1 BRENDEL STREET CAPEL SOUND VIC 3940

3 2 1

Sold Price RS $850,000 Sold Date 26-Nov-22

Distance 1.09km

RS = Recent sale **UN** = Undisclosed Sale

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