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 WALPOLE 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	$850,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	House	Suburb	Rosebud
Period-from	01 Jul 2022	to	30 Jun 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
14 WALPOLE AVENUE ROSEBUD VIC 3939	$860,000	22-Feb-23
28 WALPOLE AVENUE ROSEBUD VIC 3939	$801,000	10-Jun-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.

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14 WALPOLE AVENUE ROSEBUD VIC 3939

3 2 2

Sold Price **$860,000** Sold Date **22-Feb-23**

Distance **0.05km**



28 WALPOLE AVENUE ROSEBUD VIC 3939

3 1 2

Sold Price RS **$801,000** Sold Date **10-Jun-23**

Distance **0.16km**

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

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