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 LOVELY MEADOWS 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	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.

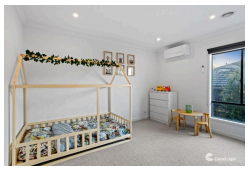
Address of comparable property	Price	Date of sale
5 CRESTWOOD DRIVE ROSEBUD VIC 3939	$1,100,000	08-Dec-23
21 HAZELDENE WAY ROSEBUD VIC 3939	$1,150,000	13-Nov-23
39 WALLABY DRIVE ROSEBUD VIC 3939	$1,200,000	06-Nov-23

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: 08 January 2024

Adam Alexander
P 5987 1999
M 0416236393
E adam.alexander@belleproperty.com



5 CRESTWOOD DRIVE ROSEBUD VIC 3939

4 2 2

Sold Price RS **$1,100,000** Sold Date **08-Dec-23**

Distance **1.23km**



21 HAZELDENE WAY ROSEBUD VIC 3939

4 2 2

Sold Price RS **$1,150,000** UN Sold Date **13-Nov-23**

Distance **1.21km**



39 WALLABY DRIVE ROSEBUD VIC 3939

4 2 2

Sold Price RS **$1,200,000** Sold Date **06-Nov-23**

Distance **1.02km**

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

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