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 MORGAN STREET 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	$830,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Rosebud
Period-from	01 Mar 2024	to	28 Feb 2025	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
12 MURRAY-ANDERSON ROAD ROSEBUD VIC 3939	$885,000	06-Jan-25
5 PHILLIP STREET ROSEBUD VIC 3939	$806,500	10-Jan-25

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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12 MURRAY-ANDERSON ROAD ROSEBUD VIC 3939

5 2 2

Sold Price **$885,000** Sold Date **06-Jan-25**

Distance **0.22km**



5 PHILLIP STREET ROSEBUD VIC 3939

3 1 2

Sold Price **$806,500** Sold Date **10-Jan-25**

Distance **0.64km**

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

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