

## 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

22A KOORINGA COURT ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$820,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jul 2021

to

30 Jun 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

3/18 LEON AVENUE ROSEBUD VIC 3939	\$875,000	18-Mar-22
32 OAKWOOD COURT ROSEBUD VIC 3939	\$810,000	12-Jul-22
6 OAKWOOD COURT ROSEBUD VIC 3939	\$865,000	09-Apr-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: 29 July 2022



**3/18 LEON AVENUE ROSEBUD VIC 3939**

3 2 2

Sold Price

**\$875,000**

Sold Date

**18-Mar-22**

Distance

**0.27km**



**32 OAKWOOD COURT ROSEBUD VIC 3939**

3 2 2

Sold Price

<sup>RS</sup>

**\$810,000**

Sold Date

**12-Jul-22**

Distance

**0.81km**



**6 OAKWOOD COURT ROSEBUD VIC 3939**

3 2 2

Sold Price

**\$865,000**

Sold Date

**09-Apr-22**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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