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

3/1	ADAMS		ROSEBUD	VIC 3939
3/ T	ADAIVIS	AVENUE	RUSEDUD	10 2929

Indicative selling price

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

Single Price	\$719,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,000	Prope	erty type		Unit	Suburb	Rosebud
Period-from	01 Jun 2024	to	31 May 2	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
1/791 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$750,000	12-Dec-24
3/5 ROSEMORE ROAD ROSEBUD VIC 3939	\$725,000	24-Oct-24
1/8 ROSEMORE ROAD ROSEBUD VIC 3939	\$735,000	20-May-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.

This Statement of Information was prepared on: 10 June 2025



consumer.vic.gov.au

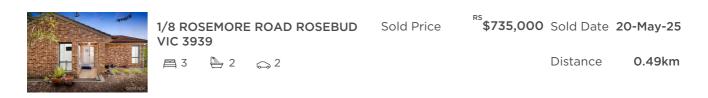
Michael Flynn - Rika Flynn M 0400598191 E mflynn@woodards.com.au



1/791 POINT NEPEAN ROAD ROSEBUD VIC 3939			Sold Price	\$750,000	Sold Date	12-Dec-24
2	1	⇔ 1			Distance	0.07km
_ /				* 705 000		



3/5 ROSEMORE ROAD ROSEBUD VIC 3939			Sold Price	\$725,000	Sold Date	24-Oct-24
昌 2	2 🌦	Ģ ¹			Distance	0.49km



RS = Recent sale UN = Undisclosed Sale

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