

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

155 Gardens Road, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$7,000,000

Median sale price

Median price \$765,000

Property Type House

Suburb Rosebud

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 six 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	31 Browns Rd MAIN RIDGE 3928	\$7,000,000	26/07/2024
2			
3			

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Rural (All Types)

Agent Comments

Indicative Selling Price

\$7,000,000

Median House Price

September quarter 2024: \$765,000

Comparable Properties



31 Browns Rd MAIN RIDGE 3928 (VG)

Agent Comments

 4  -  -

Price: \$7,000,000

Method: Sale

Date: 26/07/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 29077 sqm approx

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 six months.

Account - Marshall White | P: 03 9822 9999



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