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	163 Eighth Avenue 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Rosebud
Period-from	01 May 2020	to	30 Apr 2021	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
192 Ninth Avenue South Rosebud VIC 3939	$590,000	22-Jan-21
164 Seventh Avenue Rosebud VIC 3939	$581,000	06-Mar-21
167 Sixth Avenue Rosebud VIC 3939	$577,000	06-Jan-21

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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Philip Down
P 0359871999
M 0423515490
E pdown@hockingstuart.com.au



192 Ninth Avenue South Rosebud VIC 3939

2 1 2

Sold Price RS $590,000 Sold Date 22-Jan-21

Distance 0.11km



164 Seventh Avenue Rosebud VIC 3939

3 1 2

Sold Price $581,000 Sold Date 06-Mar-21

Distance 0.16km



167 Sixth Avenue Rosebud VIC 3939

2 1 1

Sold Price $577,000 Sold Date 06-Jan-21

Distance 0.2km

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

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