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<br>Including suburb and postcode | 194 Ninth Avenue South 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 | $570,000 | & | $620,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $650,000 | Property type | House | Suburb | Rosebud |
| Period-from | 01 Jun 2020 | to | 31 May 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.

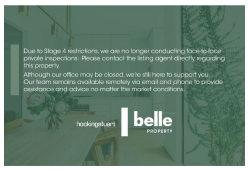
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 163 Eighth Avenue Rosebud VIC 3939 | $620,000 | 03-Jun-21 |
| 136 Second Avenue Rosebud VIC 3939 | $600,000 | 26-May-21 |
| 119 Fifth Avenue Rosebud VIC 3939 | $605,000 | 22-Apr-21 |

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.~~

This Statement of Information was prepared on: 29 June 2021

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**163 Eighth Avenue Rosebud VIC 3939**

2 1 -

Sold Price RS $620,000 Sold Date 03-Jun-21

Distance 0.12km



**136 Second Avenue Rosebud VIC 3939**

2 1 2

Sold Price RS $600,000 Sold Date 26-May-21

Distance 0.62km



**119 Fifth Avenue Rosebud VIC 3939**

2 1 1

Sold Price RS $605,000 Sold Date 22-Apr-21

Distance 0.4km

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

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