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	91 Spray Street 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,500	Property type	House	Suburb	Rosebud
Period-from	01 Dec 2020	to	30 Nov 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
157 Eighth Avenue Rosebud VIC 3939	$712,000	20-Nov-21
110 Ninth Avenue Rosebud VIC 3939	$700,000	19-Sep-21
161 Sixth Avenue Rosebud VIC 3939	$730,000	16-Aug-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: 14 December 2021

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157 Eighth Avenue Rosebud VIC 3939

2 1 1

Sold Price RS $712,000 Sold Date 20-Nov-21

Distance 0.19km



110 Ninth Avenue Rosebud VIC 3939

2 1 1

Sold Price $700,000 Sold Date 19-Sep-21

Distance 0.3km



161 Sixth Avenue Rosebud VIC 3939

3 1 2

Sold Price $730,000 Sold Date 16-Aug-21

Distance 0.37km

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

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