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	2 Avalon Drive, Rosebud, Vic 3939

Indicative selling price

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

range between	$435,000	&	$475,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
21 Yambill Avenue, Rosebud, VIC 3939	$590,000	29/03/2025
16 Angley Rise, Rosebud, VIC 3939	$550,000	03/05/2025
2/26 Sherwood Avenue, Rosebud, VIC 3939	$400,000	07/03/2025

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: 21/05/2025