

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

78A HAYES 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

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Oct 2021

to

30 Sep 2022

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

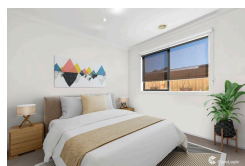
Date of sale

1/14 ANNE STREET ROSEBUD VIC 3939	\$807,500	30-Sep-22
22A KOORINGA COURT ROSEBUD VIC 3939	\$820,000	31-Aug-22
2B DEIGHTON DRIVE ROSEBUD VIC 3939	\$875,000	07-Oct-22

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: 24 October 2022


1/14 ANNE STREET ROSEBUD VIC 3939

Sold Price

^{RS} **\$807,500** Sold Date **30-Sep-22**
 3  2  2

 Distance **0.82km**

22A KOORINGA COURT ROSEBUD VIC 3939

Sold Price

^{RS} **\$820,000** Sold Date **31-Aug-22**
 3  2  3

 Distance **0.49km**

2B DEIGHTON DRIVE ROSEBUD VIC 3939

Sold Price

^{RS} **\$875,000** Sold Date **07-Oct-22**
 3  2  1

 Distance **0.44km**
RS = Recent sale

UN = Undisclosed Sale

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