

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

80 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

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,900

Property type

Land

Suburb

Rosebud

Period-from

01 Sep 2020

to

31 Aug 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

35B Keogh Street Rosebud VIC 3939	\$880,000	21-Jul-21
16 Marilyn Way Rosebud VIC 3939	\$795,000	17-Jul-21
29 Murray-Anderson Road Rosebud VIC 3939	\$888,000	06-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: 17 September 2021


35B Keogh Street Rosebud VIC 3939

Sold Price

^{RS} **\$880,000**

Sold Date

21-Jul-21
 4
  2
  2

Distance

0.44km

16 Marilyn Way Rosebud VIC 3939

Sold Price

^{RS} **\$795,000**

Sold Date

17-Jul-21
 3
  2
  2

Distance

0.99km

29 Murray-Anderson Road Rosebud VIC 3939

Sold Price

^{RS} **\$888,000**

Sold Date

06-Aug-21
 3
  2
  2

Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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