

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 2/5 Rosebud Avenue, Moorabbin Vic 3189

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$930,000

## Median sale price

Median price \$830,000 Property type Unit Suburb Moorabbin

Period - From 01/04/2024 to 30/06/2024 Source REIV

## Comparable property sales

| Address of comparable property   | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 1. 3/13 Tennyson St HIGHETT 3190 | \$955,000 | 30/07/2024   |
| 2.                               |           |              |
| 3.                               |           |              |

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: 20/09/2024