

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

51 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2022

to

31 Jan 2023

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

26 KEOGH STREET ROSEBUD VIC 3939	\$760,000	13-Dec-22
135 AUSTIN AVENUE MCCRAE VIC 3938	\$781,000	16-Dec-22
101 EASTBOURNE ROAD ROSEBUD VIC 3939	\$800,000	05-Jan-23

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: 13 February 2023


26 KEOGH STREET ROSEBUD VIC 3939

Sold Price

^{RS} **\$760,000**

Sold Date

13-Dec-22
 3
  2
  1

Distance

0.29km

135 AUSTIN AVENUE MCCRAE VIC 3938

Sold Price

^{RS} **\$781,000**

Sold Date

16-Dec-22
 3
  2
  4

Distance

0.49km

101 EASTBOURNE ROAD ROSEBUD VIC 3939

Sold Price

^{RS} **\$800,000**

Sold Date

05-Jan-23
 3
  1
  4

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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