

## 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 Bilbul Avenue Rosebud VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Rosebud

Period-from

01 Mar 2019

to

29 Feb 2020

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

5 Avalon Drive Rosebud VIC 3939	\$440,000	17-May-18
14 Angley Rise Rosebud VIC 3939	\$575,000	21-Aug-17
6 Austin Avenue McCrae VIC 3938	\$467,000	10-Aug-18

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: 26 March 2020

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**5 Avalon Drive Rosebud VIC 3939**

Sold Price

**\$440,000**

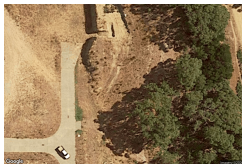
Sold Date

**17-May-18**

 - 
  - 
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Distance

**0.46km**



**14 Angley Rise Rosebud VIC 3939**

Sold Price

**\$575,000**

Sold Date

**21-Aug-17**

 - 
  - 
  -

Distance

**1.21km**



**6 Austin Avenue McCrae VIC 3938**

Sold Price

**\$467,000**

Sold Date

**10-Aug-18**

 - 
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Distance

**2.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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