

## 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

73 First 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Rosebud

Period-from

01 Jun 2020

to

31 May 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 117 Third Avenue Rosebud VIC 3939 | \$575,000 | 20-Feb-21 |
| 146 Sixth Avenue Rosebud VIC 3939 | \$595,000 | 27-Jan-21 |
| 181 Third Avenue Rosebud VIC 3939 | \$585,000 | 23-Mar-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: 24 June 2021



**117 Third Avenue Rosebud VIC 3939** Sold Price **\$575,000** Sold Date **20-Feb-21**

 3  1  3

Distance **0.24km**



**146 Sixth Avenue Rosebud VIC 3939** Sold Price **\$595,000** Sold Date **27-Jan-21**

 3  1  1

Distance **0.46km**



**181 Third Avenue Rosebud VIC 3939** Sold Price **\$585,000** Sold Date **23-Mar-21**

 3  2  2

Distance **0.53km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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