

## 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

33 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

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2019

to

30 Sep 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

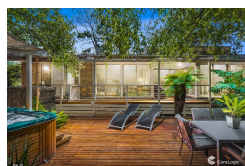
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 53 Sherwood Avenue Rosebud VIC 3939 | \$662,500 | 17-Jun-20 |
| 309 Jetty Road Rosebud VIC 3939     | \$625,000 | 02-May-20 |
| 19 Greenhill Road Rosebud VIC 3939  | \$716,000 | 27-Jun-20 |

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.~~

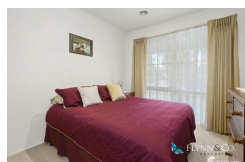
This Statement of Information was prepared on: 08 October 2020



**53 Sherwood Avenue Rosebud VIC 3939** Sold Price **\$662,500** Sold Date **17-Jun-20**

 5  2  2

Distance **0.57km**



**309 Jetty Road Rosebud VIC 3939** Sold Price **\$625,000** Sold Date **02-May-20**

 3  2  2

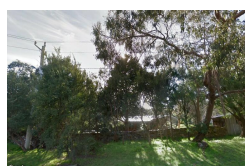
Distance **1.01km**



**19 Greenhill Road Rosebud VIC 3939** Sold Price **\$716,000** Sold Date **27-Jun-20**

 4  2  2

Distance **0.29km**



**6 Duells Road Rosebud VIC 3939** Sold Price **\$650,000** Sold Date **09-Apr-20**

 4  2  -

Distance **0.47km**



**4 Nullawarre Avenue Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$600,000** Sold Date **10-Aug-20**

 3  2  2

Distance **0.67km**



**9 Fenton Avenue Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$750,000** Sold Date **29-Jul-20**

 4  2  -

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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