

## 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

177 SECOND AVENUE ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$846,250

Property type

House

Suburb

Rosebud

Period-from

01 May 2022

to

30 Apr 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

167 SECOND AVENUE ROSEBUD VIC 3939	\$860,000	11-Feb-23
170 THIRD AVENUE ROSEBUD VIC 3939	\$872,000	24-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: 30 May 2023



### 167 SECOND AVENUE ROSEBUD VIC 3939

Sold Price

**\$860,000**

Sold Date

**11-Feb-23**
 3  2  1

Distance

**0.05km**


### 170 THIRD AVENUE ROSEBUD VIC 3939

Sold Price

**\$872,000**

Sold Date

**24-Jan-23**
 3  2  1

Distance

**0.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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