
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

140 Third Avenue Rosebud

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$550,000

&

\$600,000

Median sale price

Median price

\$520,000

*House

x

Suburb

Rosebud

Period - From

July 31st 2017

to

August 31st
2017

Source

Rp Data Core Logic

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 six 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
1 186 Eighth Avenue, Rosebud	\$606,000	4 th July 2017
2 60 Banksia Place, Rosebud	\$560,000	14 th July 2017
3 45 Mount Arthur Road, Rosebud	\$552,500	22 nd June 2017

Property data source: [RP data Core Logic](#). Generated on 15th December 2017.
