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

26	NINTH	AVENUE	ROSEBUD	VIC 3939
20			1.00ED0D	10 0000

Indicative selling price

Period-from

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

Single Price		or rang betwee	51 100 000	&	\$1,200,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$747,500	Property type	House	Suburb	Rosebud

30 Nov 2024

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2023

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.

to

Address of comparable property	Price	Date of sale
64 WARRANILLA AVENUE ROSEBUD VIC 3939	\$1,150,000	12-Sep-24
60 ELWERS ROAD ROSEBUD VIC 3939	\$1,130,000	15-Aug-24
7 MADURA STREET ROSEBUD VIC 3939	\$1,200,000	06-Aug-24

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.

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Source



Corelogic

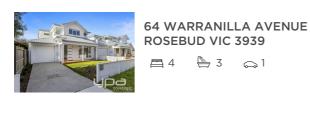
consumer.vic.gov.au



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JE	Sold Price	^{RS} \$1,150,000	Sold Date	12-Sep-24
			Distance	1.09km



60 ELWERS ROAD ROSEBUD VIC 3939	Sold Price	\$1,130,000	Sold Date 15-Aug-24	
🛱 3 🌦 2 👝 2			Distance	1.28km



RS = Recent sale UN = Undisclosed Sale

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