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

1 KOORONG AVENUE ROSEBUD VIC 3939

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 range between	5900.000	&	\$990,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$814,500	Property type	House	Suburb	Rosebud			

31 Mar 2022

Source

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to

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

01 Apr 2021

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
113 THIRD AVENUE ROSEBUD VIC 3939	\$930,000	21-Feb-22
1/61 BONEO ROAD ROSEBUD VIC 3939	\$925,000	15-Feb-22
79 FOURTH AVENUE ROSEBUD VIC 3939	\$953,000	23-Feb-22

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: 14 April 2022



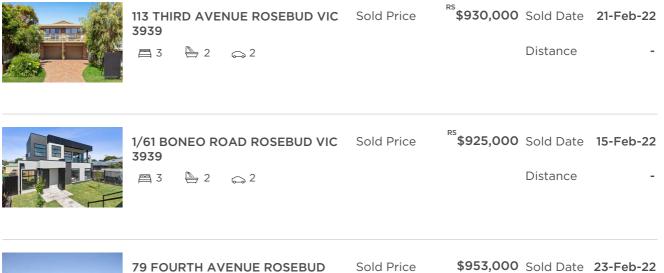
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consumer.vic.gov.au



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79 FOURTH AVENUE ROSEBUD VIC 3939			Sold Price	\$953,000	Sold Date	23-Feb-22
昌 3	2	⇔ 1			Distance	-

RS = Recent sale UN = Undisclosed Sale

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