

## 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

87 POTTON 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2022

to

31 Dec 2022

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

78A HAYES AVENUE ROSEBUD VIC 3939	\$785,000	09-Nov-22
1/14 ANNE STREET ROSEBUD VIC 3939	\$807,500	30-Sep-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.

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**GRANGER**

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**78A HAYES AVENUE ROSEBUD VIC 3939**

Sold Price

**\$785,000** Sold Date **09-Nov-22**

 3  2  2

Distance **0.09km**



**1/14 ANNE STREET ROSEBUD VIC 3939**

Sold Price

<sup>RS</sup> **\$807,500** Sold Date **30-Sep-22**

 3  2  2

Distance **0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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