

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

94 Sixth Avenue Rosebud VIC 3939

Indicative selling price

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

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$284,166

Property type

Land

Suburb

Rosebud

Period-from

01 Nov 2018

to

31 Oct 2019

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

78 Second Avenue Rosebud VIC 3939	\$415,000	04-Jun-19
100 Ninth Avenue Rosebud VIC 3939	\$431,000	05-Aug-19
28 Fifth Avenue Rosebud VIC 3939	\$440,000	11-Jul-19

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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78 Second Avenue Rosebud VIC 3939

2 1 1

Sold Price

\$415,000

Sold Date

04-Jun-19

Distance

0.36km



100 Ninth Avenue Rosebud VIC 3939

2 1 1

Sold Price

\$431,000

Sold Date

05-Aug-19

Distance

0.29km



28 Fifth Avenue Rosebud VIC 3939

2 1 1

Sold Price

\$440,000

Sold Date

11-Jul-19

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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