

## 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

110 FIFTH AVENUE ROSEBUD VIC 3939

### Indicative selling price

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

Single Price

\$859,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Rosebud

Period-from

01 Oct 2021

to

30 Sep 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

4/3 HOPE STREET ROSEBUD VIC 3939	\$855,000	01-Mar-22
62A KENNINGTON ROAD ROSEBUD VIC 3939	\$920,000	28-Jul-22
113 THIRD AVENUE ROSEBUD VIC 3939	\$930,000	06-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: 28 October 2022

# SHORELINE

REAL ESTATE

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**4/3 HOPE STREET ROSEBUD VIC 3939**

Sold Price **\$855,000** Sold Date **01-Mar-22**

3 2 2

Distance **0.48km**



**62A KENNINGTON ROAD ROSEBUD VIC 3939**

Sold Price **\$920,000** Sold Date **28-Jul-22**

3 2 3

Distance **1.36km**



**113 THIRD AVENUE ROSEBUD VIC 3939**

Sold Price **\$930,000** Sold Date **06-Feb-22**

3 2 2

Distance **0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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