

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

44 Hayes 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$486,000

*House

X

*Unit

Suburb

Rosebud

Period - From

Apr 2017

to

Apr 2017

Source

CORE LOGIC RPData

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 six 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
17 Hayes Ave Rosebud Vic	\$510,000	22 Apr 2017
39 Woonton Avenue Rosebud Vic	\$500,000	9 Jun 2017
64 Elwers Rd Rosebud Vic	\$520,000	22 Jul 2017

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 six months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated, on 23th July, 2017.